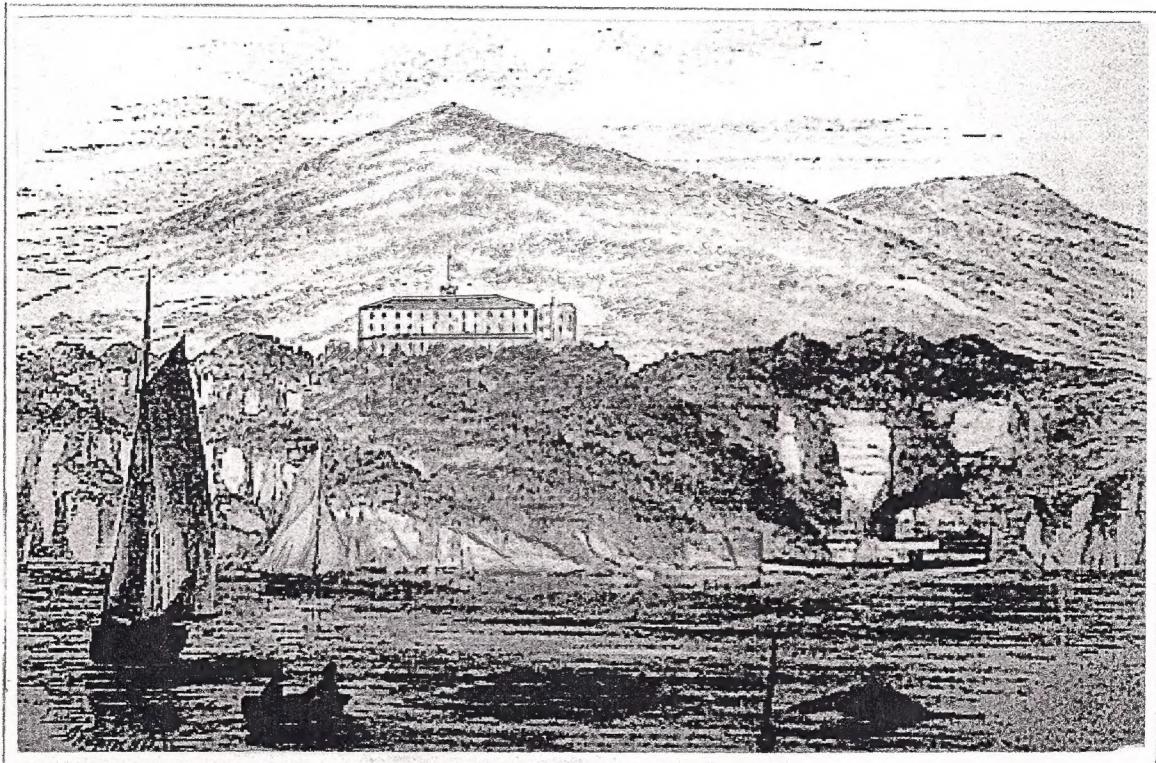


Cozzens' Hotels



View of Cozzens Hotel at West Point

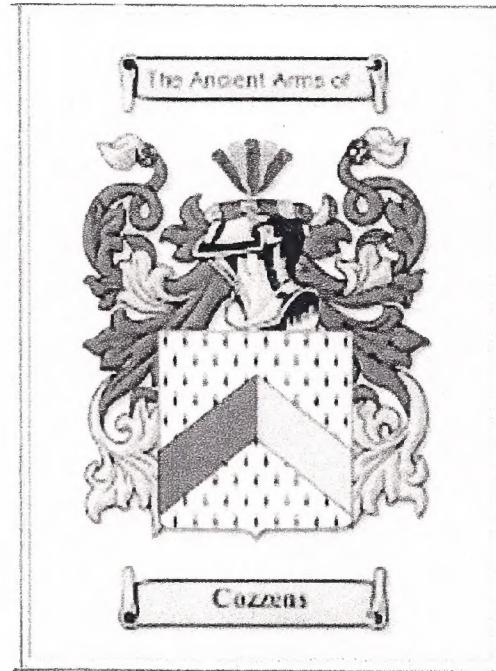
West Point & New York

DAVID LIVINGSTON 2009

COZZENS

The name Cozzens comes from the Middle English as Cousin and Old French where it was Cusin. It is generally thought to have been derived from the word meaning "relative" or family member. It was also frequently used as a term of address to someone with whom you were familiar. In its earliest usage, before the advent of printing, it would have been written as it sounded, and thus had many variations: Cousin, Cousine, Cossins, Cosin, Cousen, Cussen and more.

Frederick Swartwout Cozzens in his autobiographic sketch which he wrote as a part of "*The Sayings of Dr. Bushwacker, Wise and Otherwise*", published in 1880, has the following to say: "*It is said that the Cozzens family has been traced as far back as the time of Henry VIII; and a Catholic Archbishop by the name of Cozens, who, overcome by the persuasions of that amiable monarch, became a Protestant, married a lady of the Church of England, clapped another 'z' in his name, and became a reformer, whose zeal was by no means of the rose-water kind.*"



The name begins to appear in England around the time of the Norman Conquest, 1066. There are early records of such as Aethelstane Chusin, AD 977, in Canterbury. Roger Cusin, 1166 in Norfolk. Thomas Cossin, of Yorkshire. There was a William le Cusyn, an Edmund Cosin was Vice Chancellor of Cambridge in 1558, Samuel Cousins was a well known engraver in Exeter.

The name, spelled in various ways, occurs in New England as early as 1635, with the arrival in Boston of a George Cozzens on the ship "James". And there are many records of births, marriages and deaths of various Cozzens occurring throughout New England in the late 1600's and early 1700's.

THE EARLY YEARS NEWPORT, RHODE ISLAND

The story begins in America, in the early 1700's in Newport, Rhode Island. William Brown Cozzens, was born in 1787 in Newport, He was the sixth of nine children of Issachar Cozzens and Mary Daniels. Issachar was the only son of Issachar Polock and Deborah Cozzens.

Deborah was the eighth child of thirteen born to Leonard Cozzens and Margaret Taylor in Newport. Leonard had come to America from Devises, England in 1711 and settled in this new colony. A year later he and Margaret were married, and their first child, Robert, was born in 1713. According to the proceedings of the General Assembly held for the colony of Rhode Island and Providence Plantations, (as the state was then named,) on the 3rd day of May, 1715, Samuel Cranston, Governor; "*Leonard Cozzens of Newport admitted freeman of this colony*".

Leonard and Margaret's children were as follows:

Robert, 1713, Matthew (also sometime referred to as Nathan), 1715 (died young), Deborah, 1716 (died young), Eleanor, 1718, Peter, 1720, Joseph and Benjamin, twins, 1721, Deborah, 1724, Matthew, 1726, William and Charles, twins, 1728, Gregory, 1730, Andrew, 1731.

Deborah, against the wishes of her family, secretly married Issachar Polock of Providence in 1752. Polock was a member of a well-to-do Jewish family of ship owners and traders involved in trade between the West Indies and the colonies, out of Newport and Providence. A little more than a year after the marriage, Issachar left on a voyage to the West Indies. While away, he fell ill, and remained behind on one of the islands to recover. It is not known how long he was away, but during his absence, in 1754, Deborah gave birth to a son, named Issachar Polock, Jr. Recovered from his illness, upon his return, Issachar Sr. refused to acknowledge the child as his; the marriage ended, and the couple separated.

Deborah, and the child returned to her home, where her father Leonard, by then a well respected tailor, and his wife, raised the child as their own, and thereafter, he carried the name of Issachar Cozzens. There is no record of a formal adoption, or whether Deborah ever married again. Polock was reported lost at sea years later.

There is little known of the childhood of young Issachar, but it has been recorded that he enrolled in the local militia in 1775 at the out-break of the Revolutionary War. As noted in a biographical sketch by one of his grandsons, Frederick Swartwout Cozzens, he "*took up arms under Captain Pew of Newport, in the regiment of Colonel Spenser of Seconnet, under General Nathaniel Green, Brigadier of the Rhode Island troops.*"

Much has been recorded regarding Issachar's service, including the Battle of Breed's or Bunker's Hill; as one of the life guards to General Charles Lee; in Gen. Sullivan's expedition when the French fleet under French Admiral D'Estaing was to join forces with Sullivan and Lafayette, but was frustrated by a premature land attack by the Americans. Many British soldiers lost their lives in this encounter, but the retreating Americans carried with them a number of the enemy who were wounded or prisoners, and saved many lives.

"He afterward served as a guide for General Washington; was in the reserve force at the capture of General Prescott; and finally was discharged from the service, '...sick, fatigued and worn out.' and as he expressed in a memoir written at the age of eighty, ' never received one copper of pay for my service.' "

Issachar Cozzens married Mary Daniels in November of 1778. Mary was the daughter of Peter Daniels and Tabatha Hayward. As a young man, Peter had been picked up floating on a raft in Long Island Sound, and nothing is known of his lineage. He became a "breeches maker" in Newport, and married Tabatha in 1749 or 50. Tabatha, born in 1725, was the daughter of "Old Father" Richard Hayward, who was born in 1693, and emigrated to Newport from Winkton, Hampshire, England. He was a founder of the Moravian Church in Newport.

Their first child, Deborah, named after his mother, was born 1779, followed by Issachar, Jr. 1780; Peter, 1782; Mary, 1784, Frederick Smith, 1786; William Brown, 1787; Charles Feake, 1790; Christopher Godfrey, 1795; and finally, Leonard, 1798. Mary Daniels Cozzens died October 15, 1798, possibly due to complications from the birth of her last child.

Almost exactly one year later, on October 20, 1799, Issachar married Susanna Green, and this union produced four more offspring. Susan Codman, 1800; Eleanor Feake, 1802; Peter Godfrey, 1805 (the first Peter had died at the age of eight); and Robert, 1809.

In 1852, Issachar Cozzens Jr., along with his brothers Frederick S. and William B., and sister Ellen, the surviving heirs of Issachar Sr. at the time, filed a claim for benefits provided those who had rendered services during the War of Independence, by an act of Congress passed June 7, 1832. In this claim they gave a good description of the life of their father after his military service, and I quote from it here:

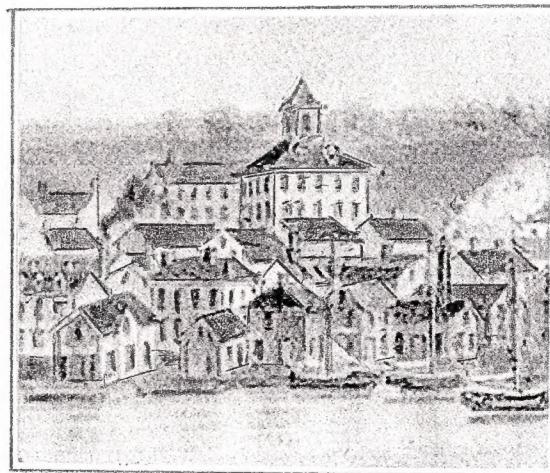
" When not actively engaged in service my father lived in Providence, and after Newport was evacuated by the British he lived there until 1778 --- (I can remember, for I was born Dec. 15, 1780) when in 1788 my father removed with us to Albany, N.Y. where we resided until 1793, he then lived in New York City from 1793 to 1798 -- part of that year and part of 1799 he lived at Constantine Creek (Rotterdam Lake Oneida, N.Y.), he removed to New York City in 1799 and resided there until 1827 - this year his second wife Susanna Green died - after this he lived with his son Wm.B.Cozzens at West Point N.Y. until 1836 -from 1836 he resided with myself at Bulls Ferry, New Jersey and moved with me when I went to live at West Point, N.Y. in 1838 - this same year he moved to New York City again and continued to reside with his son William B.Cozzens until the day of his death Jan.18, 1840.

He was a resident of the State of New York 50 years. When the first Pension Law was passed, my father did not consider that he came within its meaning - not having been enlisted as a soldier in the Continental troops; but when the law of 1832 was passed, he said, '...now I can obtain a pension'; he was in his 78th year. He had become quite infirm; had been thrown from a carriage, had his hip broken and was obliged to use crutches to walk with; besides he was lame in his hands. His age and his infirmities, and want of a proper knowledge of a form to make out his application, prevented his attending to this business in the manner required by law. My father was a perfectly temperate man, his moral and domestic character was of the highest standard of excellence."

The Abstract of the U.S. Revolutionary War Pension File indicates that Issachar died January 18, 1840 and was buried in the Moravian Burial Ground on Orchard Street, in New York City.

There is difficulty in obtaining information on many of the early inhabitants of Newport. At the time of the Revolution, Newport was occupied by the British, and almost all of the town records were taken away by the sheriff when they evacuated. The vessel carrying the records was shipwrecked at Hell's Gate in New York's East River, and the records remained under water for a period. They were later recovered and returned to Newport, but they were kept in water soaked containers for years, and thus sustained considerable damage. It is on record, however, that the building which today houses the Newport Historical Society stands on a plot of land once owned and occupied by Leonard and Margaret Cozzens and their family, in the early 1700's.

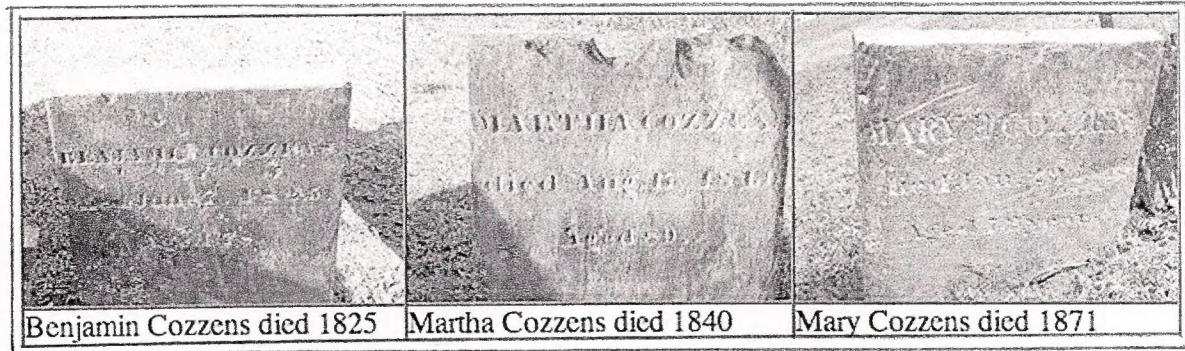
Records show that Leonard and Margaret Cozzens were members of the Society of Friends, and several grave markers of family members still stand in the Friends Cemetery in Newport. Margaret died in 1751, and in 1758, Leonard married Sarah Wheatly in the Friends Meeting House in Newport, before an assemblage of "friends" as witnesses, including a number of his children and their families. Leonard died in 1769, in Newport. I have been unable to ascertain his place of burial, but I must assume it was also in the Friends Cemetery.



Friends Meeting House, Newport, ca. 1740

One other bit of historical data must be related as told in a history of the Cozzens family found among the research papers of Alexander Ross Piper.

"Worthy a place in the annals of Newport and in that of the Cozzens family is the record of the services to his adopted country of the old family slave and servant, Richard Cozzens, a native of Africa, brought to America when quite young, and who lived in the family of Capt. Matthew Cozzens (Son of Leonard and Margaret, born 1726) the later a seafaring man, as were many of the name in earlier Newport. Richard Cozzens served five years during the Revolution in the Colonial Army, as a musician, a fifer. He was in the regiment commanded by Col. Christopher Greene, and subsequently by Col. Jeremiah Olney. After a discharge from the services, in June, 1783, he removed to Providence, where he died Dec. 24, 1829, at the age of about eighty years."



Cozzens Gravestones in the Friends Cemetery, Newport, Rhode Island

WILLIAM BROWN COZZENS

When William Brown Cozzens was six months old, his family moved from Newport to Albany, N.Y. A memoir from the New York Sentinel, New York, April 13, 1846 states:

"...Mr. Issachar Cozzens was originally a farmer, and after having moved to the city of Albany, was induced by his wife's brother, Mr. Daniels...[badly torn] ...This, Issachar Cozzens, continued alone after he moved to New York in 1794. Being thus broken up in his business, he removed to the interior of the state of New York, and settled on a farm in the town of Rotterdam, on the border of the Oneida Lake. At this place Mr. Cozzens had the misfortune to lose an affectionate wife, and master Cozzens a devoted mother. Family affliction thus following closely upon great pecuniary losses, the father with a desponding heart left the comparatively wild but romantic scene he had selected, and again returned to the city of New York, in June, 1799."

This is the only record I have been able to find which gives any clue as to what William B's early childhood may have been like. And this leaves much to be imagined. I recently came across Longworth's American Almanac and City Directory published in 1827, that contained a listing of Issachar Cozzens, Senior, Grocer, Wooster corner of Broome. This clears up the mystery of what business he had been introduced to by his brother-in-law. It also lists Issachar, Junior as ,Chemist, 93 Houston and Frederick, residence 201 Church Street.

By the time of this last relocation to New York City, William B. had reached the age of twelve. There is no record of any formal schooling any of the children had. However, it must be assumed that they had at least the benefit of home education, and surely more, as several of them achieved an advanced professional standing in later life. Frederick S. Cozzens, the son of Frederick Smith, and nephew of William, wrote in an autobiographical sketch in 1880:

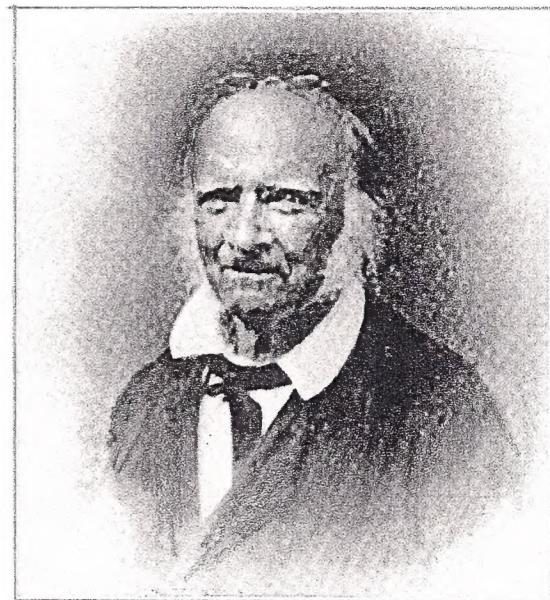
*" ...My father Frederick and my uncle Issachar (Jr.) were chemists by profession, naturalists, geologists, and mineralogists. They were members of several scientific societies, and the early friends of Mrs. Mitchell, Dekay, Torrey, Hosack, Francis, Audubon, Charles Bonaparte and other savants of former days. " **

**Maria Mitchell, 1818-1889, Astronomer; James Ellsworth Dekay, 1792-1851, Zoologist; John Torrey, 1796-1873, Botanist and Chemist; David Hosack, 1769-1835, Physician, Botanist and Mineralogist; John James Audubon, 1785-1851, Artist, Naturalist; Charles Bonapart, 1803-1857, Ornithologist. Francis remains a mystery.*

Referring again to the memoir published in the *Sentinel*:

"...the business of Mr. Issachar Cozzens, increased rapidly, owing to his own industry and honorable course, and the valuable aid of his sons, particularly that of William B. who from a youth was distinguished for great energy of character, untiring industry, and the most sterling integrity and high sense of honor." (The writer must be forgiven for his enthusiasm, as this piece was intended to encourage New Yorkers to vote for Cozzens when he ran for Mayor of New York City on the Native American Party in 1846. He came in third.)

Issachar Cozzens, Jr. was a well known chemist and geologist, and one of the pioneers of the American school. His major published work was "Geological History of Manhattan or New York Island" which contained a map which he had prepared of the island and also included tables and columns for the study of geology simplified and adapted for young American students. He later became an early member of the Lyceum, the Academy of Sciences of New York, having been elected in 1822. He served as Librarian. He was also an early associate of the New York Historical Society, and a collection of his papers is in their permanent collection.



Issachar Cozzens, Jr.

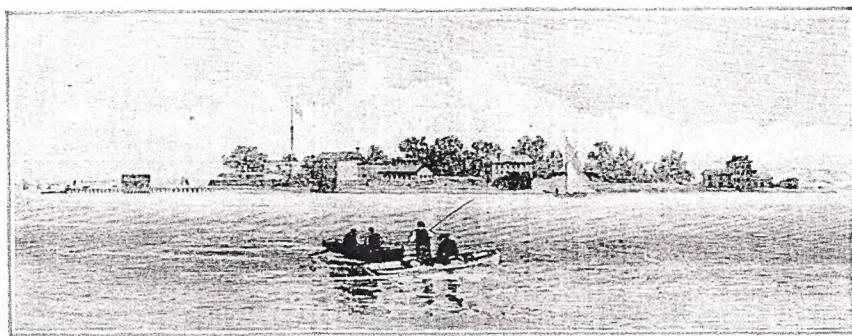
In 1806, the young American nation was still enthused with a high degree of patriotism left over from the victory in the Revolutionary War. William B. not yet 19 years old, enrolled in a volunteer army company of the City of New York. On June 22, 1807, the USS Chesapeake was located off the coast of Virginia. The British warship, The Leopard, approached and requested permission to board and search for deserters from the British Navy. When the Chesapeake refused, the Leopard commenced firing on the American ship, killing three members of the crew and wounding several more.

The Chesapeake was unprepared for such an attack, and, unable to offer any resistance, was forced to surrender. The officer in command of the Leopard, however, refused the surrender and merely boarded to search for deserters as originally requested. Four deserters were found and turned over to the British. They were transported to Halifax for trial, where one was convicted and hanged, the others sentenced to receive lashes.

The British Government later offered to pay for all damages to the Chesapeake, but the incident enraged an American public, and continued to increase the tension which had continued after the War of Independence, and eventually led to the War of 1812.

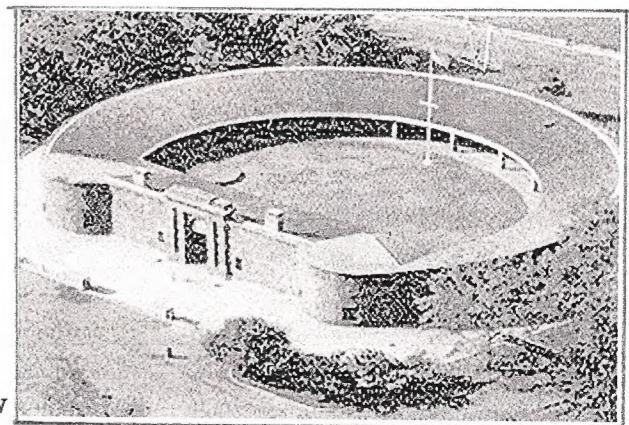
According to the sketch in the *Sentinel*, the volunteer company of the 11th Regiment of Artillery, in which William served, was called to report, and assembled for a parade on Stuyvesant's Lane. The commanding officer addressed the assembled troop and recalling the indignity of the Leopard's attack, called for all those who were willing to volunteer for the war that by then was all but inevitable. *"Two of the first persons (if not the very first) that signed the paper upon the drum head were William B. Cozzens and his brother."*

During the War of 1812, William maintained his commitment to his military company, and though he never served actively in combat, he was stationed with his unit on Staten Island and Bedloe's Island, and was promoted to the rank of Sergeant.



Bedloe's Island before the Statue of Liberty

His company was also deployed for a time at the battery in Fort Clinton, built as a west battery to compliment Fort William which was across the bay on Governors Island. Originally, an island 300 feet offshore, connected to Manhattan by a causeway bridge. The area was later to be filled in with earth recovered from the excavation of a subway line, used to increase the shoreline of Manhattan Island. Fort Clinton later was to become Castle Garden, a concert hall, later the immigration center before Ellis Island was used, and the New York Aquarium. It has since been restored and is maintained as a museum and historic landmark.



Fort Clinton

For his service, Cozzens received a commission from the Governor of New York as a 2nd lieutenant in the 11th Regiment of Artillery, dated June 21, 1815. * He resigned his commission to return to civilian life March 22, 1816.

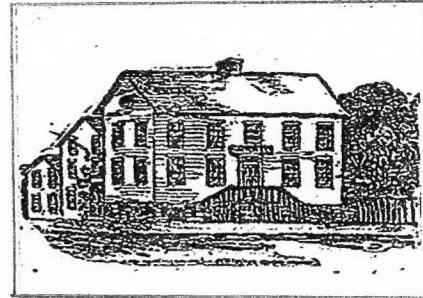
**Military Minutes of the Council of Appointment of the State of New York, pg.1624*

THE TAMMANY SOCIETY

During this same period of time, William B.'s brother, Issachar, Jr. was an active member of the Tammany Society in New York, and had introduced young Cozzens to the activities of this group.

The Tammany Society was first recorded in New York City in 1786. It was intended to be a fraternal order dedicated to the preservation of the art and history of the young United States. Initially it was an off-shoot of the prestigious Cincinnati Society, but it did not attract many members until 1789, when John Pintard, a merchant, and William Mooney, an ex-soldier and an upholsterer, became the leaders. It was then that the membership grew with the expansion of business in the city, and artisans and mechanics made up the bulk of the membership.

In the beginning, the society convened at Barden's, or The City Tavern, which was located on lower Broadway, near Bowling Green. The membership grew, and more room was needed, so they moved in 1798 to Martling's Long Room, an inn kept by Abraham Martling at the corner of Nassau and Spruce Streets, where it continued to meet until they were able to erect their own new building at the corner of Nassau and Spruce Streets in 1811.



Martling's Tavern - Tammany Hall

1798 - 1811

Early records show that Issachar Cozzens, Jr., was a member in good standing, and, at one time held the office of Wiskinskie.* His younger brother William accompanied him to meetings and was himself inducted into the society. William's attraction however, was two -fold, for in 1810, he married Sarah Martling Wener, daughter of Abraham Martling. William's marriage to Sarah Martling produced two children. Abraham Martling, born in 1811, and Henry Rutgers, born in 1813. Henry died as an infant, and Sarah also passed away in the same year, possibly from complications of child birth.

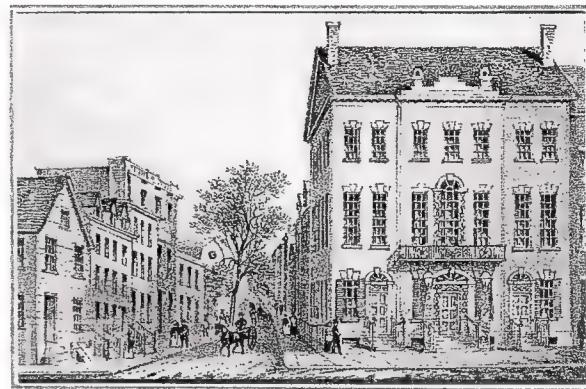
The word Tammany unfortunately brings to mind a picture of corrupt politicians, and in later years when New York was under the leadership of "Boss" William Tweed, this was a correct assumption. However, in it's early days, the Society was a force in helping to guide the enormous number of immigrants who were arriving daily from Europe. They provided emergency supplies of food, coal, rent money or often jobs. Also they acted as agents for these poor, non-english speaking people in dealing with the police and other bureaucracy in the city, in such things as obtaining push-cart licenses.

**Wiskinskie was the door-keeper, other officers were 13 Sachems representing the 13 original states, with one of them Grand Sachem, a Secretary, Treasurer, the Sagamore who took care of property and a Council presided over by Father.*

Granted, this was all provided with the understanding that payment for services rendered would be in the form of votes for the right candidate at election time. However, many of the newcomers would not have survived without the aid of Tammany.

Tammany Hall also served as a hotel, for members as well as visitors to the city, and as the accommodations available at Martling's were limited, to say the least, a new building was a top priority for the society in the early 1800's.

In 1812, when the new building, called The Wigwam, was completed, the society hired David Barnum of Barnum's Hotel in Baltimore to be it's first keeper. He was not a good choice, and within a year, the ruling council of the society, called The Sachems, prevailed upon William B. Cozzens, who was serving as clerk to Abraham Martling, to take over the management. William B. was a great success, and helped to attract a large group of patrons. Many were officers of the American military, who had always been attracted to Tammany. This association led to Martling and William becoming contractors providing meals to cadets, and facilities for guests at the United States Military Academy at West Point in 1820.



*Tammany Hall ca. 1815
Nassau and Frankfort Street.*

William's military service was also instrumental in the forming of many friendships with fellow officers who were to become patrons of the Tammany Wigwam and it's tap room, and were to remain friends and patrons of his establishments in years to come. The experience he gained working with his father in the grocery also proved to be valuable in educating him in the handling and ordering of the food and other items necessary for a successful hotel's dining room. As will be seen later, he gained a reputation for always setting a fine table and serving exceptional cuisine.

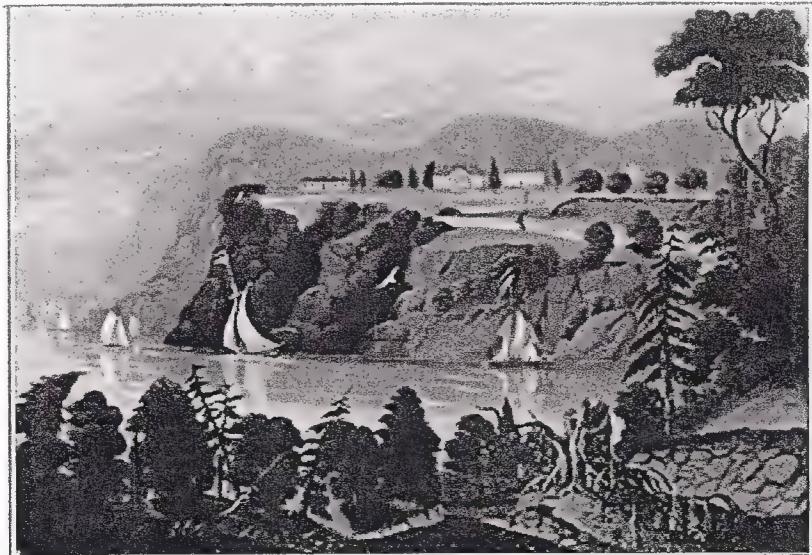
THE UNITED STATES MILITARY ACADEMY
AT
WEST POINT

Following the success in the War of Independence, George Washington called for the establishment of a Military Academy for the training of officers to command the American army. He recognized that too often he had to rely on officers trained in Europe to lead his force of volunteers. But there were too many other items of greater priority for Congress to consider, and even the thought of a standing army was not acceptable to many of the representatives.

A location for the Academy had been selected. It was to be at Fort Putnam, in the highlands of the west bank overlooking the Hudson River, where it narrowed considerably and had many severe turns. It was here that Washington had made his headquarters, and a number of fortifications had been erected under the direction of Col. Tadeusz Kosciuszko, a Polish officer who had volunteered for the American cause. These forts were still being manned and maintained by a small force.

In 1798, Congress established a Second Regiment of Artillerists and Engineers with the provision for 56 cadets to receive instruction from four teachers in the arts and sciences as well as in military tactics and technology. In 1801, the Secretary of War ordered all cadets to report to West Point, with Lt. Col. Tousard to command, and Major Johnathan Williams to act as Superintendent. Two Army officers and one civilian teacher were retained and the school opened on the 1st of September, 1801.

In 1802, plans were drawn for an Academy which was to cost \$1500 for the construction of a mathematics room, quarters for the cadets, two mess rooms, and quarters for the officers, teachers, a surgeon, and their families. Courses to be taught consisted of basic mathematics and military fortification. Most of the cadets who reported at that time had only a rudimentary education and some could not even read or write.



Thomas Chambers, View of West Point

The only requirements were a basic knowledge of arithmetic in order to deploy artillery, the knowledge to construct simple fortifications, and the ability to draw rough maps. Legend has it that acceptable eyesight was determined by the correct declaration of " heads or tails " to a dime held up ten paces away. In that same year, Congress passed the act which established for all time the United States Military Academy, a corps of engineers consisting of ten cadets and seven officers forming the initial official compliment of West Point.

The first academic year began on July 4, 1802 with a cadet corps of ten, the youngest was twelve years old. At that time, cadets were permitted entry without any extensive physical or mental examination. The age limitations were twelve to thirty-four, and they were allowed to commence instruction at any time of the year. The term ended in November and the academy was closed in the winter. During these early years the maximum number of cadets was thirty-six, the average never exceeded twenty.

It was the War of 1812, and President Jefferson that finally energized Congress to pass legislation that reorganized the Academy. The teaching staff was increased, and the cadet body was raised to two hundred and fifty. New entrance requirements were established and the curriculum was reformulated so that every cadet would become well grounded in the essentials of every branch of military science.

It was the appointment of then Major Sylvanus Thayer as Superintendent in 1817, that was to have the greatest positive impact on the institute. Thayer, already well educated in military knowledge had graduated as valedictorian of his class at Dartmouth College in 1807 when he was granted an appointment to West Point by President Jefferson. He graduated from the Academy in one year, and received his commission as 2nd Lieutenant in 1808. After traveling in the United States as well as Europe to gain further experience in military affairs, he was appointed as Superintendent of West Point in 1817 by President James Monroe. Changes in the curriculum, organization and administration which he instituted have earned him the honorary title of Father of the Military Academy.



*Sylvanus Thayer
Superintendent of West Point
1817 - 1833*

In 1820, a request for bids to run the mess-house at West Point appeared in the "National Intelligence", a document which served as a posting for requests for bids to render service to the U.S. Government. It was for this that William B. Cozzens made a proposal which was accepted and an agreement was negotiated and signed on June 1, of that year. The agreement, signed by Thayer and Cozzens, listed the type of meals to be served cadets, accommodations for guests which must be maintained by Cozzens, and commissary stores which must be supplied to officers and persons attached to the Academy. A bond for \$5,000 was signed by Thayer, Martling and Cozzens to insure that Cozzens wouldn't renege on his agreement.*

Many conflicting statements concerning the mess at this time have been rendered. Douglas Freeman wrote in his biography of Robert E. Lee: "*The worst thing at the academy to which the new cadets were introduced -- the food. At seven o'clock they were marched to the mess hall where they could not fail to get an unpleasant opinion of the hospitality of Mr. Cozzens. One of the boys who was received at the same time as Robert found the diet of indescribable bad-ness. The soup was unpalatable at dinner time, the molasses was inedible, and the pudding was untouchable.*"

It should be remembered that most of the new cadets came from well-to-do families, and perhaps were not accustomed to such fare. Stephen Ambrose writes in his History of West Point: "...Nothing helped the fledglings recognize so quickly that they had left the nest as the meals. Mr. Cozzens, who ran the hotel, supplied the food, and he did his best to keep it unappetizing, and unnourishing as possible. ... There was one escape. The Misses Thompson were daughters of a Revolutionary War soldier, who because of their destitute condition, Thayer had allowed to live on the post in General Washington's old log headquarters and prepare meals for a few cadets. A "place at the Misses Thompson was a prize possession - they had room for just twelve cadets - and was willed by a graduating First Classman to a friend in a lower class."** The pleasure of female companionship was an added reward.

Another view was recorded by Albert Church in his personal reminiscences of his time at West Point . "... Mr. Cozzens, who for many years boarded the cadets at \$10 each per month, (their monthly pay was \$16 and two rations, in all \$28). He gave them excellent plain fare, surely we have never had on West Point such excellent bread and butter. I once heard him say, 'give young men plenty of first-rate bread, butter and potatoes, and they will require little meat, and never complain of that. ' Of course the mess-hall fare was much plainer than now, not near so much variety, but every- thing was neat, wholesome and well cooked. ***

**The library of the Military Academy at West Point, Special Collections*

***Duty, Honor, Country*, by Stephen E. Ambrose

****Personal Reminiscences of Albert E. Church at West Point, 1824 -1831*

As mentioned before, Cozzens' first wife Sarah, and their second child Henry, had both died in 1813. In 1816 he married for a second time. His bride was Jane Davidson, who was born in New York City in 1798, though her family was from the Troy or Albany area of upstate New York. Their first child, William B. Jr., was born in 1818, followed a year later by John Broome, named for the Lt. Governor of New York and in 1823, a third son, Sylvanus Thayer, named after the superintendent of the academy who had become a good friend of Cozzens. A fourth son, Theodore, arrived in 1826, and finally, the first daughter, Mary Jane was born in 1828. The final two children of this marriage were Edward, 1830 and Adelaide, 1834.

It appears that Cozzens arrived at West Point with his wife and two sons. I have been unable to ascertain if his first son, Abraham, came with him, or was raised by his grandfather Abraham Martling at Tammany Hall.

Whatever disaffection the cadets may have had with their food did not seem to have a bearing on Cozzens' maintaining his position of caterer for some time. The major negative to the operation came from the requirement to provide accommodations for guests at the Point, and especially for the Examiners, a body of prominent Americans who came yearly to the Academy in June, to test the cadets and determine their proficiency and expertise in the courses in which they had been schooled, and to report back to the Secretary of War on the conditions and success of operations at West Point.

There was no real facility for treating prominent guests. The highly honored would be housed in the Superintendent's residence or officer's quarters, and there were private homes on the grounds of the Academy that would act as inns. For all others, Cozzens would move tables of the mess hall to the outer walls, and cots would be set up for the night. In 1820 the Board of visitors had reported on this condition, and Thayer had requested that a guest house be added to the buildings. With funds raised from the sale of timber cut from government property in the area, as well as donations from private citizens including \$500 from William B., the West Point Hotel was built in 1829.



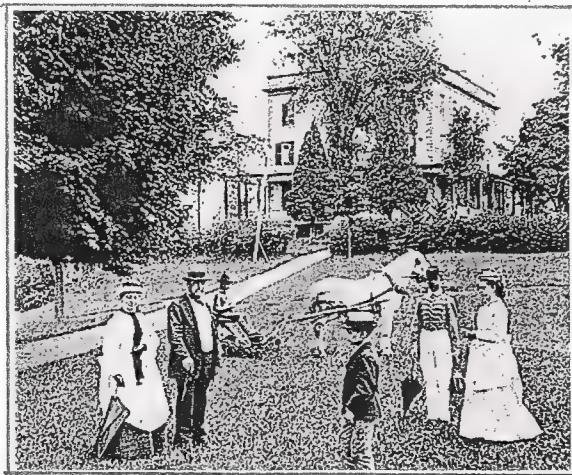
The West Point Hotel and Road from the Landing

THE WEST POINT HOTEL

The site selected for the hotel was at the edge of what is now known as Trophy Point, a spot offering a grand view of the Hudson River as it bends its way between the highlands on either side. The original structure, which cost \$18,000, contained thirty seven rooms which included, in addition to the sleeping rooms, two parlors, a reading room, a kitchen, a wine room, separate lavatories for men and women, a bakery, a barber shop and basement bedrooms for servants. Initially the rooms were heated by stoves. A furnace was installed later. Special features were a veranda which surrounded the building on three sides and a cupola on top from which visitors could view the water gap through the Hudson Highlands. Adjacent structures included two ice houses. One holding 123 tons of ice, the other an additional 51 tons. The West Point Hotel was considered the epitome in hostelry accommodation and comfort when it first opened. *

The management of the hotel was to be leased, and the first to hold this position was William Cozens, who by now surely had the inside track. The terms of the original lease called for an annual rental of \$3,500, and the lessee was required to expend \$500 each year for repairs, thus making the actual rental \$4000. The price per day for guests was established by the government at \$3.50. and the hotel was to be kept open year round.

Visitors to the Academy were infrequent during most of the year. However, starting in June, after the Examiners had left, the cadets spent the summer out of their barracks in an encampment on the grounds in an area located near the quarters the Superintendent. This exercise was intended to give the cadets the experience of life in the field during military operations. The drills consisted of mounting guard, ceremonies and parades, as well as tactical maneuvers and placement of troops and artillery. During this time, families that had sons enrolled in the Academy would visit, as well as some who hoped to introduce daughters to future officers. It was a time for ceremonies and dances (hops) and this caused a considerable number of people to take rooms at the Hotel.



The West Point Hotel, Summer Visitors

**America's First Vacationland and the Rise and Fall of the West Point and Cozens' Hotels. Orange County Historical Society, November 1, 2002*

There was another factor that led many to the West Point Hotel. Summer in New York City was a time when many sought to escape the discomfort which came with the arrival of hot and humid days and nights. Recent epidemics of cholera, dysentery, yellow fever and tuberculosis made many fearful of the ill effects of summer conditions in the city. As West Point could be reached by a short train ride or steam boat journey, it became a haven for many who relished the clean air of the Hudson Valley. Some families came for the whole summer, and the West Point Hotel became a center of a high social season outside of the city. Often the hotel was unable to accommodate all who requested rooms. And the accommodations at best, were not of the quality some of the more affluent families desired.

Despite the negatives, the register of the hotel was signed by many of the most noted personages of the time. The military establishment was by far the greatest contributor, and Winfield Scott became one of the most frequent visitors. He and Cozzens became good friends, and Scott was to play an important part in the history of Cozzens' hotels over the years. Many others were drawn to visit West Point. A visit in 1829 to meet Sylvanus Thayer is described:

*"...Along with other visitors he checked into the 64 room West Point Hotel, opened earlier that year (1829) at Trophy Point, where we found a party of sixty people, and an excellent dinner, and a particularly good desert of fruit. ...Very little wine was used, and the party were all out of the dining room in less than an hour.' " **

William Cozzens sensed early on the need for a hotel that could offer the comforts and activities of a resort, where whole families could spend the summer enjoying not only the attractions of West Point, but also savor the other attractions this location had to offer. He also began to realize that the current West Point Hotel was not going to be of any great monetary benefit to the lessee. He began acquiring property in the town of Fallsville, (later to be named Buttermilk Falls, and eventually, Highland Falls), directly to the south of the Point, with the idea of some day being able to erect a true resort which would offer all of the comforts and pleasures not currently available at the present site, and not be under control of the government.

To digress just a bit and relate a humorous little episode that occurred at this time, I shall let Albert E. Church supply the details from his Personal Reminiscences of Life at West Point during the years 1824-1831. Church, who had graduated from the Academy, returned to teach mathematics. In addition, he often served as recorder and Judge Advocate of Courts Martial.

"...One of my earliest cases was somewhat remarkable. One of the soldiers, a German, was charged with stealing one of Mr. Cozzens' pigs. I was told by the Adjutant that the evidence in the case was altogether circumstantial, and really, there were doubts whether the man was guilty or not. As the Judge Advocate was not merely a prosecuting officer but rather a Judge, acting as much for the prisoner,

**Eagle's Byte, by David Minor*

the Government, whose duty it was to present the case with all its facts, to the Court, I felt that my legal reputation was, in some degree, involved in making this one plain. I made enquiries, in all directions, into the circumstances. I found a soldier who said that, in the evening after the day specified, he saw in the prisoner's quarters, the half of a dressed pig, about the size and weight of the one missed by Mr. Cozzens. I developed other circumstances, enough to satisfy me that the prisoner had really stolen the pig, but after all, there was such want of connection in them, that I doubted whether the evidence was sufficient to satisfy the Court. On the trial, after proving the circumstances of the disappearance of the pig, I called my principal witness who testified as he said he would. After every effort, without success, to get more from him, I asked the prisoner if he had any questions for the witness. In great excitement he said ' Yes Sir, I want to ask him one question. He is the very man who helped me take de pig out of de pen,' and had nothing more to say. The Court found him guilty and he was duly punished."

There were always private parties and dinners given on the post, but these were attended by members of the Academy community, and by invitation only. Public balls were not held until the hotel was opened, and then they became a feature of the summer season. A letter from a cadet in 1829 described a 4th of July celebration:

*"(The Fourth of July) was celebrated in a superior stile (sic) in this place. The cadets were marched in full uniform to the Chapel where a very eloquent oration was delivered,...at three o'clock, we were marched to the mess hall where a splendid dinner was prepared... Every officer on the Point attended but notwithstanding this, out of 250 there were about 200 got intoxicated. Such a scene I never before witnessed. It was nothing but a constant uproar as soon as they left the Hall, carrying Cadets about on their shoulders, breaking everything that came before them and doing all kinds of mischief...among so many you would have supposed that there would have been some quarreling but only two quarrelsome persons were to be found among them all." **

*"Although extra curricular activities and social life in camp were limited, they were available. Dancing lessons were given to the upper classmen in the evenings of summer camp, but new cadets were not included in these sessions." ***

The masquerade balls that ended summer camp were normally more decorous than the Fourth of July Celebrations. Elaborate costumes were obtained or prepared and ladies were invited from Albany, New York City and surrounding towns.

*"The cadets were all preparing when I arrived for a Grand Fancy Ball which there was last night... There was the usual number of Negroes, Beaux, Tailors, Sailors, Knights, Ladies, Devils, etc., etc.... Cooper, the actor, lent the Corps about 60 fancy dresses from the wardrobe of the Bowery Theater, New York." ****

*George Collum (new cadet) in a letter to Alfred Huidekoper, July 8, 1829

**Poe at West Point, A Revaluation. Karl E. Oelke

***Jack Bailey in a letter to his brother William 1830, Special Coll. USMA Library

Placards instructed each new guest after they had registered in the guest book. One placard cautioned all guests to locate fire ladders and hand extinguishers as they entered their rooms. "It is advisable to locate more than one ladder, so that if cut off from one by fire, the other may be available for escape." *

In addition to many famous military persons who's names appear in the register, there are others of note. " In 1831 there appeared at West Point as a cadet from Maryland a boy who early showed that he was not fitted for the life of a soldier. It was Edgar Allen Poe, who remained at the academy for one year, and then went back to Baltimore to become famous as one of the greatest literary figures in American history. The name of Poe graces many pages of the registers of 1831- 32. **

James Abbott McNeill Whistler, the famous artist, was a cadet for a brief time, and he, too, was a frequent dinner guest at the old hotel, where he probably amused himself drawing the pictures of friends and other guests on the table linens while waiting for the tardily served meal for which the old hotel was famous.**



" The West Point Hotel "
American Plan
The Only Hotel on the Reservation

*Open Throughout the Year
West Point, New York*

*Rates from \$3.75 to \$5.00 per person
according to location*

*America's First Vacationland and the Rise and Fall of the West Point and Cozzens' Hotels,
The Orange County Historical Society.

**N.Y.Times, Oct 15, 1911, Famous West Point Hotel Closes...

An article in the New York Times published years later in 1894, described the conditions which led Cozzens to end his services as lessee of the mess and the West Point Hotel.

"...The " Long Barracks" of the Revolution had not yet been burned down, but the cadets were no longer quartered there. The North and South Barracks furnished sufficient room for their accommodation, and Cozzens kept the hotel and the mess. Soldiers' wives performed the laundry work. In the Spring of 1835 Cozzens decided to increase the board rates. This created considerable excitement and resulted in Lieut. Kinsley resigning from the Army. He underbid Cozzens the following year and took charge of the mess.*

*"Col. Thayer had retired in July, 1833, and Col. Rene De Russy succeeded him. De Russy and Cozzens were not good friends, so that when the latter circulated a petition among the cadets for the purpose of ousting Kinsley, De Russy ordered him off the post: but as Cozzens still had a lease of the hotel, it was decided by the Adjutant General that he could remain. When his lease expired, however, he got twelve hours notice to remove his effects. " ***

Another view holds that Thayer was removed by President Andrew Jackson who felt the training at the Academy had become autocratic, and when cadet, H. Ariel Norris, placed a hickory pole (symbol of Jackson) in honor of the President in mid parade grounds and was punished by Thayer, Jackson found his excuse to end the " tyranny" of Thayer. "...*The autocracy of the Russias couldn't exercise more power !*" Jackson exclaimed upon hearing of the cadet's plight. *** Thayer returned to his alma mater, Dartmouth College, and administrative duties.

The timing was not a problem for Cozzens, as there had been a fire in the Library and the Hotel was to be shut down and used to store the books while repairs were done. And, he was almost ready to build his new hotel.

Many of Cozzens' brothers and their families would spend the summer months in the area, and a tragic event must be related. William's older brother Issachar Cozzens, Jr. his wife Mary Ann (Spinks) and their five daughters were spending the summer of 1838 at West Point.. The three youngest girls , Eliza, aged 22, Susana, aged 19, and Issachena, aged 14, went swimming in the Hudson at a spot near Buttermilk Falls. The two younger girls, not realizing how strong the current was, were being swept away. Eliza, seeing they were in trouble, dove in to try and help, but the current was too great and all three were drowned. This was on June 22. Their bodies were not recovered until 11 days later, and they were buried at West Point the same day.****

**Lt. Zebina J.D. Kinsley graduate of the class of 1819, was a member of the teaching staff, instructing in artillery, and held the post of acting Adjutant. His family had a home on the grounds which was also used to board visitors.*

***The New York Times, Nov.25,1894, "Useful Sergeant Owens"*

****Thomas Jefferson's West Point, Robert M.S.McDonald*

*****The Newburgh Telegraph, June 28 and July 5, 1838*

THE AMERICAN HOTEL

William B. needed time to acquire additional property, and he needed time to raise enough money to assure that the quality of his hotel would fulfill his dream. It was at this time that he and his son John were able to acquire the American Hotel in the city, which they could operate while plans for the new establishment were being finalized.

Jan Cornelis Van den Heuvel, a Hollander, came to New York in 1790 to escape a yellow fever epidemic in Demerara*. His first residence was at 87 Liberty Street. In 1800, after establishing himself as a successful merchant in the city, he moved to the north west corner of Broadway and Barclay, to a house on the lot at no. 229. He had become well respected and though a new arrival, he was elected a Director of the U.S. Branch Bank in 1801. His property was separated by a garden from his neighbor Charles Startin at 233 Broadway. Startin was a merchant who operated a store on the Broadway block to the south of Van den Heuvel's home that was to become the Astor House Hotel. The property next to Startin at 235 was owned by Philip Hone

These properties, and the building to the west of Van den Heuvel on Barclay, were eventually merged into one and became the American Hotel, which was started by Boardman and Blake in 1827. Van den Heuvel had moved north of the city to an estate his late wife had purchased on Bloomingdale Road. The garden next door, had become the home of David Mumford, President of the Columbia Insurance Company, who died in 1823 leaving no heirs.



City Hall Park, Broadway, Jotham Smith's Dry Goods Store. John Jacob Astor's house. Site of Astor House Hotel and Vandenhueval house, site of American Hotel.

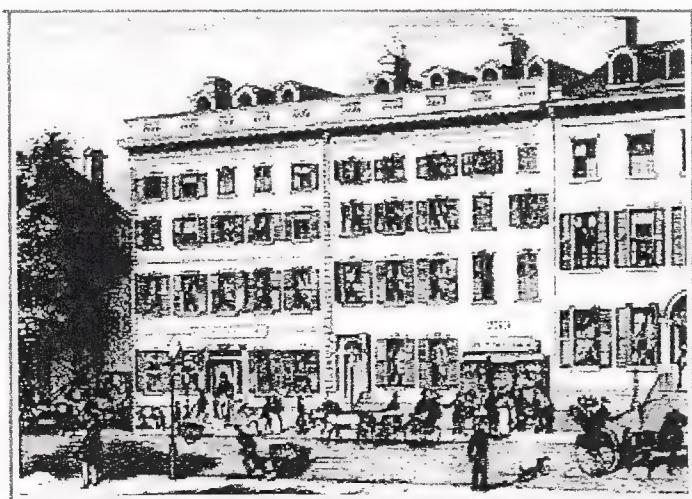
Boardman and Blake altered these two residences as well as the building to the east on Barclay Street into what was described in a New York Times article in 1866 as: "...an up-town hotel, very fashionable and rather fast. ...champagne was as plentiful and almost as cheap as Croton. (city water) A dinner there was a perpetual 'feu de joie' of Heidsick corks."

*Demarara was originally a Dutch settlement on the north east cost of South America. It was ceded to the British in 1818, and the main city became Georgetown. Eventually merged into British Guiana, known today as independent Guyana. Its principal export was sugar, and of course rum.

In 1836, Cozzens, and his son John, sought a place to operate until the West Point property was ready. The Startin home became available when the Astor House opened the block below, and Hone decided to sell his house for \$60,000, to move up-town and escape what was becoming too busy and noisy a neighborhood. Hone, Mayor of New York from 1826 to 1827, was known for a diary he kept portraying in detail what life was like in the city during his lifetime. Entries in the diary ; "... show increasing frustration with the intrusive scene playing night and day just out side his front door. When Davy Crockett, (the famed Tennessee frontiersman and three term congressman,) visited New York, in May of 1834, he went to a banquet at the American Hotel just two doors down Broadway and well within earshot of the Hones. The party, Hone wrote, consisted of 'speaking, singing, toasting and shouting until a late hour, very much to the annoyance of my household, for we are so near that the noise of the carouse disturbed such of us as wished to sleep' " *

With the Astor House Hotel newly open, disturbances and street noise only increased. The four properties were joined, and the American Hotel now occupied the entire block front on Broadway from Barclay to Park Place.

A description of the American Hotel before Cozzens and his son became the owners, is found in another diary. This one by an acclaimed British actress known as Fanny Kemble, who made her American debut in 1832 at a nearby theater, and took rooms at the hotel. As mentioned before, the American was considered the most elegant hotel in the city. (It was four years before the Astor House on which John Jacob was to spare no expense, took over this title.) The rooms were, she wrote, "...a mixture of French finery and Irish disorder and dirt." In addition, she complained of a scarcity of servants, food and space as well as a lack of knives and forks. "The servants, who were just a quarter as many as the house required, had no bedrooms allotted to them, but slept about anywhere in the public rooms, or on sofas, in drawing-rooms let to private families. In short, nothing can exceed the want of order, propriety and comfort in this establishment, except the enormity of the tribute it levies upon pilgrims and wayfarers through the land. " **



American Hotel, corner of Broadway and Barclay St. and Philip Hone's residence at 235 Broadway.

*New York Night, The Mystique and its History, Mark Caldwell

**Eminent Women of the Age, James Parton

Cozzens, due to his term at West Point, was able to attract a clientele of military as well as business men and tourists to the Hotel, and with alterations to the interior of these separate town houses joined, at the hip, so to speak, his establishment earned high approval ratings.

*"The American Hotel is delightfully situated, fronting the Park in Broadway, and is among the most favored establishments in the city. It is five stories high, and extends on Barclay Street to the College of Physicians and Surgeons. Its public and private parlors and lodging rooms, which are numerous, are furnished in the best style, and it is extensively patronized by a fashionable and respectable company" **

An account of the well known merchants of New York at the time tells of one Edward Boisseau. Boisseau, when he first came to the city booked a room at the American Hotel, and as long as Cozzens continued to manage it, he never changed. He was a particular favorite of the staff, and the following tells why:

*"In Christmas and New Year's time he was in his element. He gave something to every servant in the house - cooks, waiters, chambermaids - to all. He made no exceptions. That was not all. There was a charm in the way he gave those presents. He gave them because his heart was good. He anxiously desired to make everyone happy. He did not throw a twenty-five cent coin at the chambermaid's head as though she was a different race, and say, 'There girl, is something for you.' No, he prepared his gifts carefully. If it was a dress for the maids he folded it up carefully long before Christmas, and marked the name of the servant for whom it was intended. Some had knives, others razors, books, and whatever he thought would be most useful to the party he intended to benefit."***

Years later, when Cozzens gave up the American Hotel to concentrate on his new resort at West Point, Boisseau refused to stay on, but chose to move to the Astor House.

Nathaniel T. Hubbard, a highly successful produce merchant at the time, also wrote an auto-biography with reminiscences of the city. He was a personal friend of William B. having first become acquainted when he met him as a clerk at the Tammany Wigwam. Hubbard also recalls a musical club formed by a group of prominent New Yorkers, mostly amateurs, who met once a month at the American Hotel. They called themselves "*The Beefsteak Club*" and after a sumptuous supper, "...in Cozzens' best style," would retire to spend the rest of the evening "...in listening to songs and glees, interrupted with recitations and stories, forming altogether a most delightful evening's entertainment." ***

Due to Cozzens' years of service at West Point, the hotel attracted a number of prominent military figures. General Winfield Scott often kept a residence both at the West Point Hotel and at the American. Marian C. Gouverneur in her memoirs, *As I Remember, Recollections of American Society During the Nineteenth Century*, recalls:

**Traveler's Guide Through the Middle and Northern States, G.M. Davison*

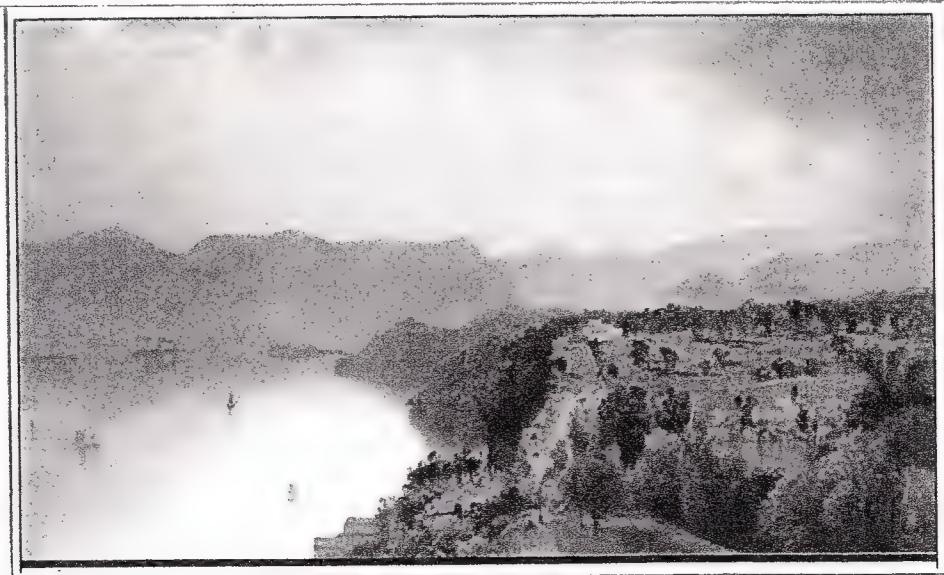
***The Old Merchants of New York City, Walter Barrett*

****Autobiography of N.T. Hubbard*

"The most prominent hostelry in New York before the days of the Astor House was the City Hotel on lower Broadway. I have been informed that the site upon which it stood belongs to members of the Boreel family, descendants of the first John Jacob Astor. Another, but of a later period, was the American Hotel on Broadway near to the Astor House. It was originally the town house of John C. Vanden Heuvel, a member of one of New York's most exclusive families. ... Its proprietor was William B. Cozzens, who was so long and favorably known as a hotel proprietor. At this same time he had charge of the only hotel at West Point, and it was named after him. If any officers survive who were cadets during Cozzens' regime they will recall with pleasure his kindly bearing and attractive manner."

*and later: " I find myself almost instinctively returning to the Scott family as associated with the most cherished memories of some of the happiest days of my life, During my childhood I formed a close intimacy with Cornelia Scott, the second daughter of the distinguished General, which continued until the close of her life. When I first knew the family it made its winter home in New York at the American Hotel, then a fashionable hostelry kept by William B. Cozzens , on the corner of Barclay Street and Broadway." **

Meanwhile, the desired plot of land had been acquired in the town of Fallsville, (later to be named Buttermilk Falls, and then Highland Falls) about a mile and a half south of the Military Academy. It was on one of the highest elevations along the western cliffs overlooking the Hudson with magnificent views in all directions. It is perhaps best described by a painting by the Hudson River School artist John Frederick Kensett done in 1863 which hangs in the New York Historical Society.



View From Cozzens Hotel near West Point 1863, John Frederick Kensett

**As I Remember, Marian C. Gouverneur*

A Typical Bill - of - Fare of the American Hotel. At the time considered one of the best dining venues in the city. The cooking was hearty , American as it's name, but flavored with poorly written French.

AMERICAN HOTEL

SOUP

Rice Soup

FISH

Blackfish

BOILED

*Leg of Mutton, Fowl- oyster sauce
Corned beef, Ham, Tongue, Lobsters*

ENTREES

Fricassee of Chicken, a la New York

Cotellettes de Mouton, saute aux pommes

Tendon d'Agneau, puree au navets

Croquettes de pommes de terre

Boeuf bouilli, sauce piquante

Tete de Veau en Tortue

Filet de Veau, pique a la Macedoine

Fois de Volaille, saute a la Bordelaise

Stewed Oysters

Macaroni a l'Italienne

ROAST

Beef, Veal, Lamb, mint sauce, Chicken, Duck

VEGETABLES

Mashed Potatoes, Asparagus, Spinach, Rice, Turnips, Pears

Pastry

Rice

Custard

Roman Punch

June 10, 1848

DIGRESSIONS

In 1846, as final arrangements for the new hotel were being completed, a war between the United States and Mexico broke out over the refusal of Mexico to acknowledge the annexation of Texas. William Cozzens' second son, John B., as a young man growing up at West Point had became friendly with cadets U.S. Grant and William Sherman. When war was declared, it was claimed in the N.Y.Times, that John was the first volunteer in the city to enlist, and he joined the Second Regiment as a sutler (supplier). He purchased a schooner, which he loaded with provisions including a portable house, which he erected on Point Isabel. This building was subsequently commandeered by the quartermaster, and John was not reimbursed at the time.

He was in the battles of Palo Alto and Resaca de la Palma, and was commended by his commanding officers. After the war he returned to New York where he was presented with a testimonial by the citizens of the city. I have come across an act of Congress dated August 23, 1856, in which the Secretary of the Treasury is authorized to pay William B. Cozzens, "...the sum of one thousand dollars, in full compensation for his storehouse, taken from him for the use of the United States, in January eighteen hundred and forty seven, by Captain L. H. Webb by order of the Quartermaster General Jessup." This seems to be in repayment for the loss of the portable house.

One other note of a sad event taking place at about the same time. William B. Cozzens, Jr. who was born in 1818, was reported to have died at sea on the 3rd of October, 1847 on a voyage from Brazos (Texas) to New Orleans, at the young age of 29. He had never married.

As mentioned before, a sizable amount of land had been acquired in the area just to the south of West Point in the town of Fallsville (Buttermilk Falls). The population of this little village was made up mostly of laborers and tradesmen who serviced the academy and would grow to service the new hotel as well. Robert Walker Weir, Professor of Art at West Point, as well as other prominent military officials wanted a place for the people of the community, especially the children, to worship and receive a proper Christian education. Weir, who had painted the "Embarkation of the Pilgrims" in the rotunda of the Capitol Building in Washington, D.C. received a sizable fee for his work, and was willing to contribute this, which, along with donations from other interested parties would pay for the construction of a church.

William B. Cozzens, approached for a donation, instead, deeded, free and clear, a plot of land consisting of almost an acre and a half, on a site which would be directly across from the entry to the property where he was planning his new resort. The Church of the Holy Innocents was consecrated on July 1, 1847. The graves of William B. Cozzens and his wife Jane are at the entry to the church, and a window, "Rachel Weeping for Her Children" is dedicated to William B.'s memory.

The nearby Catholic Church and the Presbyterian Church also acquired their land from Cozzens.

THE COZZENS HOTEL AT WEST POINT

In 1847, William Cozzens retained John W. Ritch as architect for the new hotel to be built south of the Academy. Onderdonk and Demarest were hired as carpenters to estimate the cost and construct the building. As the structure was essentially to be built of wood, the carpenters would correspond to the general contractors of today. Onderdonk estimated the cost at \$26,000.00, which meant that the architect's fee calculated at the then rate of 2.50 times the cost of construction was \$500.00. A far cry from current costs.

Construction began in 1847, and by New Year's Day 1848, the foundation and framing had been completed, and Cozzens was looking forward to an opening day to coincide with the arrival of the examiners, and the start of the summer social season in June.

January 2nd was a dark and blustery day, made even darker by the collapse of the entire structure into a pile of rubble. The true cause of the collapse was not determined, but in any event, Cozzens refused to pay Ritch his fee, claiming that the plans were drawn in an unskillful manner, and that the posts, or columns which were to support the weight of the upper floors were of insufficient size.

His refusal to pay the fee caused the architect to sue, and the case was eventually tried in January of 1852 in the court of Common Pleas, before Judge Ingraham and a jury. James Renwick, Jr. and Richard Upjohn, both prominent architects of the period, testified on Cozzens' behalf, but he was unable to convince the jury, and the case was decided in favor of Ritch, who was to be paid his fee plus interest. The total came to \$609.00.*

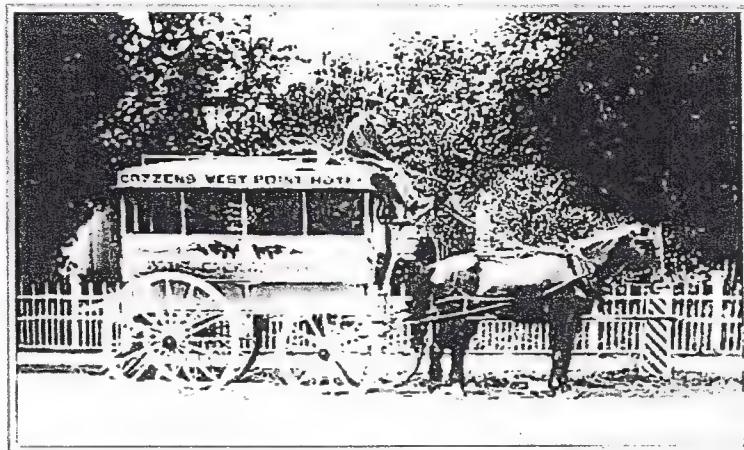
Meanwhile, Onderdonk, who it seems had not built entirely in accordance with the drawings, proceeded to rebuild the structure at his own cost, and the hotel finally opened to great acclaim on June 7, 1849. Although a year had been lost, Cozzens' reputation and the need for such an establishment to service the heavy load of visitors that the old West Point Hotel could not handle, filled the new resort from opening day.

The building was 44 feet wide, 160 feet in length and 4 stories high with a cupola, which was to be set on a base of its own. The feature of the main floor was a dining room 60 feet by 120 feet, totally clear of columns. The rooms and adjacent cottages were capable of accommodating from 350 to 500 guests, and the grounds were lushly landscaped. Some of the best descriptions are provided by Nathaniel Parker Willis. In *"Letter from Cozens Hotel, ...June, 1849"* he writes:

"...The New Hotel stands within the portals of the Highlands, with mountains enough, between it and New York, to insure the change of climate so healthful in the resorts of residents on the sea-board... occupying a highland terrace, one hundred and fifty feet above the river, and the magnificent mountain which rises immediately behind it seeming literally to hold Cozzens and his caravanserai in its leafy lap.

*Details of the trial were published in the N.Y. Times of Jan. 17, 1852

"But, in creating an access to the place from the river, there was an enterprise shown by Mr. Cozzens, that would not be unduly commemorated in its name. Two years ago, a precipitous rock of near two hundred feet, set its face against any approach to the spot from the river, and the engineer, first consulted as to the cost of a wharf at the foot of this perpendicular wall, thought Mr. Cozzens a little 'out of his mind;' Carriages, now, wind easily from its base to its summit, a spiral road having been blown out of the flinty mountain-side, and the broad track up which a four-horse omnibus goes with a trot, being as smooth as the Russ Pavement in Broadway.



*"I paid a visit to the glen on the opposite side of the river...It is a spot from which the sky is almost shut out...three sides of rock and leaves and one side of waterfall closing it in...and the prettiest place to picnic in, and pass the day. Mr. Cozzens took us over in his boat, and 'posted us up,' with his never-failing vivacity and agreeableness, in it's legends of the old times, and love-stories of the new...I should name this the Hotel of many charms as the best possible resort. For his skill in the art of life, pleasant companionship included, its enterprising master is well entitled to a diploma."**

As William B. had anticipated, there was more than the Military Academy to attract people to this beautiful location above the Hudson River. As noted previously, whole families would book rooms for the summer to escape the unpleasantness of the city. And business men would even take the steamer or trains back and forth between the city and Garrison across the river much as today's commuters. Boats like the steamer *Mary Powell* would leave the city at 3:30 in the afternoon, and arrive in time for dinner at the Hotel. And the next morning a 7:00 o'clock departure would bring you to the city by 10:30.

From the arrival of the examiners in June, when families of the cadets who were graduating, and others who came for the festivities and the summer encampment, both Cozzens' new Hotel, as well as the West Point Hotel, would be filled to capacity.

The New York Times must have kept a reporter in residence, as articles would appear almost daily covering the events and naming the celebrities who were in residence. The following is a description of a "Fancy Dress Ball at West Point" that took place at Cozzens' Hotel.

*Nathaniel Parker Willis, "Hurry-graphs; or Sketches of Scenery, Celebrities and Society, Taken from Life

"Herewith I hand an account of a fancy dress ball that was given to the ladies of this hotel, on Friday evening... On the occasion of which I am about to write, the assemblage was a curious one of curious people, all sorts of men and women and here and there a child or two, like a daisy in a field. Every one has witnessed, at some time of their life, that maddest of gay scenes, a fancy ball, and every one knows how exhilarating to the spirits is the consciousness that for once the conventionalities of society may be thrown aside, and new characters assumed with a new dress. This was exemplified to a certain extent on this occasion, for where could a quiet non-dancing spectator have found more fun than in the festive scene in the parlor of Cozzens' Hotel.

The dancing began at 9 o'clock, and I will now attempt a description. The following are some of the characters that happened to come under my notice; there were doubtless many that have escaped my attention:" Here is a sample of the descriptions. I shall not try to reproduce the list in its entirety.

"Miss N.H.----, as Lady Washington, Her youthful face belied her powdered tresses. She made the youngest looking old lady I ever saw.

Miss B.----, as a Vivandiere, was full of mischief.

Miss J.----, as Ivy Clad, wore a jolly little hat, and white dress trimmed with ivy leaves.

*'The fond ivy ever doth incline,
Around 'loved objects to entwine'*

Miss B.----, as Liberty. Her dress was of red and white stripes, corsage of blue, studded with stars. She floated through the room an emblem of national sentiment.

Among the Gentlemen I noticed the following:

Mr. H.----, as the Devil; Mr. A.----, as Fra Diavolo; Mr. K.----, as Louis XIV; Mr. C----, as a smuggler.....etc.

*"Joy illuminated every brow, and pleasure ruled supreme until the grey hours, when all retired with aching hearts and weary limbs." **

For those of you not familiar with the more formal and conservative nature of a gathering of members of the opposite sex where music was performed and "dancing" was carried on; a ritual once known as a " hop", I reprint the following:

*" Cozzens, West Point, Friday Evening. Ordinarily West Point is a tame and quiet place; today it is a place of buzz, of jolly groups, of hops, of frills, of saltatory activity. The examination which has dragged its technical and somewhat barren length along since the 3rd of June, has come to an end, and tomorrow, unless Gen. Grant otherwise determines, the very last coil will be shuffled off and the cadets will be entitled to their blue and buttons..." The hop is a great success. New York and Boston are particularly well represented, and Washington has sent a full delegation." ***

*New York Times, September 9, 1865

** ibid, June, 14, 1867

Again, a note of explanation for those of a certain age. In this prehistoric time, ladies at dances were expected to carry a "dance card" listing the particular dances to be played in proper order. A space next to each dance listed was left for the name of the gentleman who was to be her partner. A partial list of the dances of this era called for at this hop, is listed herewith:

1. <i>Galop</i>	5. <i>Polka - Redowa</i>
2. <i>Lanciers</i>	6. <i>Deux Temps</i>
3. <i>Trois Temps</i>	7. <i>Quadrille</i>
4. <i>Waltz</i>	8. <i>Virginia Reel</i>

These would be repeated several times, usually for a total of between 25 and 30, plus encores.

Not everyone thought highly of the guests at Cozzens. Edward P. Roe, was a Civil War army chaplain, a Presbyterian minister and an author who lived for a time in Fallsville. He also was an accomplished gardener and sold fruits and vegetables which he raised on his acreage. As Dr. Sidney Forman wrote in his brief biographical study of Roe:

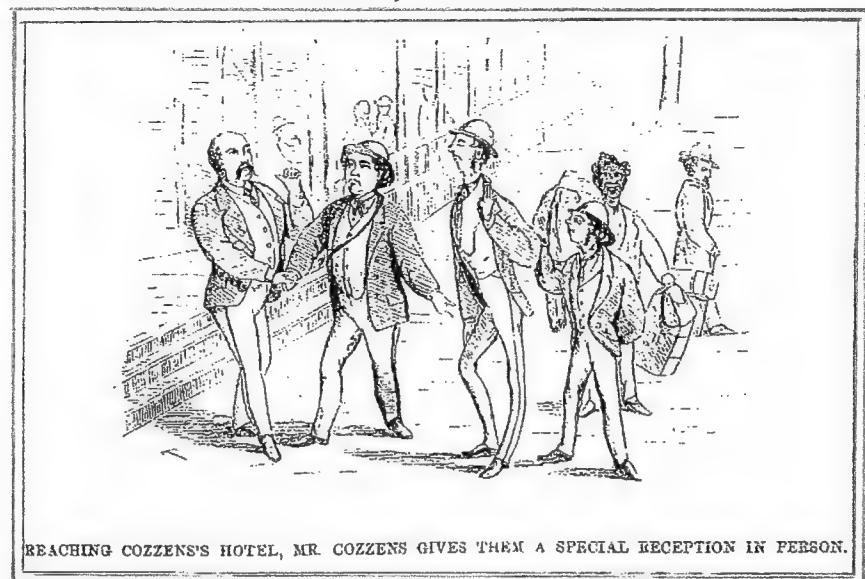
*"The dress and manners of some wealthy ladies at Cozzens Hotel disturbed Roe. He resented the condescension with which they addressed him when he appeared as a gardener. These women ' in their three hundred dollar silk gowns' he wrote, treated him as if he were of some lower order of humanity. He complained that they were related, in their mental, moral, and physical development, to apes and oysters." **

A description of the chaotic condition which often occurred during the peak period of June shows why Cozzens was so perceptive in constructing his new resort. The old West Point Hotel had 60 to 70 rooms, and during the busy season these would be crammed from the basement to the attic. Often, the management was faced with the task of putting 170 people into 70 rooms and giving each person a separate apartment. More and more people would arrive with the next train or boat, all demanding accommodation. It was not unknown for cots to be laid out in long lines in the dining room, distributed among the parlors, in the halls and corridors, the basement, and even up to the cupola on the roof top.

Every bedroom, small as they were, held from two to five people, and when all possible space was filled until it could hold no more, the overflow would be sent to Cozzens. Visitors were from all states, with the majority from New York and Brooklyn, (a separate city at the time). As the Academy aged, the number of Alumni grew, and reunions at graduation drew a large number of retired old officers, sporting their medals, (and canes), with fond memories of the times, as one old-timer was heard to remark as he patted an irish setter, " *when neither dogs nor women were allowed at West Point.*"

* *A Hudson Highlands Social History, Dr. Sidney Forman*

The host, as well as the Hotel, was becoming an attraction as well. William B. Cozzens received praise from many sources, such as the New York Daily Tribune which wrote in 1851: "The host is indeed a host in himself - he is everywhere indispensable to the pleasure of his guests, though his sons, John and Theodore, follow in the footsteps of their 'illustrious' father. The halls and piazzas of the hotel are wide and extended, and always cool. For beauty of every kind - pleasure - health - enjoyment - our readers will doubtless consult Cozzens, and when found, make a mark."



The Orange County Historical Society

In 1861, another event was to cause a change in the history of the hotel. On March 1st of that year, a workman who had been making repairs to the roof, left an iron and some coals burning after leaving for the day. The ensuing fire consumed the wooden structure, as the equipment in use at the time did not have sufficient pressure to reach the flames. Fortunately, the season had not begun, and there was no loss of life, but almost everything in the interior was lost. Except for one valuable collection.

At the first sounds of the alarms, the entire cadet corps was assembled and marched to the site to assist in fighting the blaze, and saving whatever could be safely brought out. The plebe, or lower class, was given the order to clear the basement, especially the contents of the wine cellar. This deed was accomplished with extraordinary speed and devotion to duty, except that several of the cadets saved some of the contents without saving the containers, and two were brought up on charges of drunkenness.

At this time, a cadet found guilty of drinking faced dismissal. However, if all members of his class pledged to abstain from strong drink as long as they remained at the academy, the offender was usually reinstated. Upon learning of the arrest of their classmates, the rest of the Plebe class, which at the time was the only class not on the pledge, swore to abstain. The tactical officers, who were responsible for carrying out discipline at the Academy could rest easy knowing that all four classes were now teetotalers.

The season of 1861 was lost, but Cozzens began immediately to rebuild the hotel, this time out of brick and stone, and the new and finer edifice, erected close to where the original stood, was ready for occupancy in 1862. The new building was seven stories high, on the loftiest location, with even more magnificent views of Buttermilk Falls and the Hudson River valley than before.

Public rooms were decorated with the finest materials available, and the lawns, gardens and walks which were expanded from the previous layout, all made for perhaps the finest resort in the area for the time, rivaling even Newport and Saratoga. *"All about the cliffs, on the river front of Cozzens' are winding paths, some leading through romantic dells and ravines, or along and across a clear mountain stream that goes laughing in pretty cascades down the steep shore to the river. The main road, partly cut like a sloping terrace in the rocks, is picturesque at every turn, especially near the landing, where pleasant glimpses of the river and its water may be seen. Altogether Cozzens and its surroundings form one of the most attractive places on the Hudson River to those who seek health and pleasure."**



Photo courtesy of June and John Gunza

The photo shows Cozzens Hotel after it had become the property of the Franciscan Sisters of Peekskill, New York in January of 1900, who were in the process of converting it to a girls academy and eventually to Ladycliff College. With the exception of the tower, which was added, the building is essentially unchanged from the one built by William B. Cozzens to replace his resort which had burned down in 1861. The grounds were much more elaborately landscaped, and the buildings to the right were not there, allowing uninterrupted views south, of the Hudson Valley, from the front veranda. The upper story verandas, seen on the left, were repeated on the right, and practically every room had wonderful views of the surrounding countryside. In addition, there were a number of cottages on the grounds available for whole families, or in one case, for use as a studio by the artist Emanuel Leutz, a well known historical painter, who had painted *"Washington Crossing the Delaware."*

**Three Rivers, Benson J. Lossing*

It is difficult to comprehend the pantheon of military greats who at one time or another entered through the portals of either the West Point Hotel or Cozzens Hotel at West Point, to register and become patrons and friends of William B. Cozzens. Lee, Sheridan, Grant, Beauregard, McClellan, Sherman , and so many others were often recorded as guests at the hotels.

But it was Winfield Scott, often reported to have been the first person to have taken rooms at Cozzens' Hotel when it opened in 1849, who was to make his summer headquarters there, and his winter headquarters at the American Hotel in the city, that may have been the most revered guest. Though he was not a graduate of the Academy, Scott chose to spend much of his time after retirement in close proximity to West Point.

He and William B. became friends and developed a relationship well beyond that of hotel keeper and guest. There are many anecdotes told of Scott's residence at Cozzens. He spent considerable time instructing the chef at the hotel in the fine art of making bread. It was there he was accustomed to play whist with the friends who favored him, allowing him to win in order to keep peace and to preserve amicable relations.



General Winfield Scott

*"On one occasion, after General Scott had been the only man present in company with a devout cohort of pious females, he remarked to one of his fellow whist players ' Sir, if it were not for the women of America our country would go to hell! ' "**

In 1860, Scott received the informal visit of His Royal Highness The Prince of Wales and his party headed by the Duke of Newcastle, after the formal reception in New York City the day before. From time to time, while doing research, some facts arise which may not be relevant to the subject at hand, but are too delicious not to pass on. So please forgive and humor me while I relate the following, published in the European Royal History Journal in April, 2001.

The highlight of the Prince of Wales' visit to New York was a grand ball to be held at The Academy of Music. All of the city's Blue Ribbon Four Hundred, as well as scores of others, wanted to be presented to his Highness. Finally, after much deliberation they settled on a list of three thousand. It was said that some not on the list committed suicide. Another two thousand gate crashers showed up, with some managing to gain entry.

* *The Diversions of a Book Lover, Adrian Hoffman Joline*

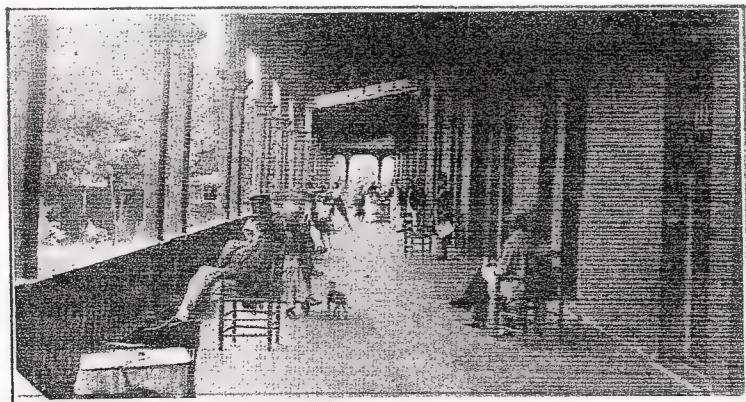
Inside, a problem was brewing. There was difficulty in finding a dais on which the 5' 7" Prince was to stand while receiving guests. After about 50 couples had been presented, a great cracking sound was heard and a portion of the floor directly in front of the Prince collapsed. He remained calm and retreated to the dining room while the band played waltzes, polkas and quadrilles. The floor was then fixed by a team of carpenters sounding, according to the Times like the " anvil chorus ". After several hours, the repairs were done, though unfortunately, one of the workmen was nailed underneath and then additional time was taken to remove the hapless soul.

During the early days of the Civil War, Scott, still in command of the Union, was in constant contact with the Lincoln Cabinet, especially Secretary of State William Seward, and Secretary of War Simon Cameron. Scott was not physically able to actively command the Union Troops, as his age and weight made it difficult for him to stand for long periods or walk any distance. Seward and Cameron visited Scott in a room he had taken in a hotel across the street from the War office, to use as headquarters. At this meeting it became apparent that though mentally alert and competent, the General was suffering from his physical handicaps.

*"I am an old man," he said. " I have served my country faithfully I think, during a long life. I have been in two great wars and fought them through, and now another great war is on and I am nominally at the head of the army, but I don't know how many men are in the field, where they are, how they are armed and equipped or what they are capable of doing or what reasonably ought to be expected of them. Nobody comes to tell me and I am in ignorance about it, and can form no opinion respecting it. I think under all the circumstances I had better be relieved from further service to my country." **

The resignation was not accepted at the time and later that summer, the Union Army suffered a number of defeats, the major ones being at Bull Run and at Manassas. Scott was finally replaced as commander by Gen. George McClellan in November, and he retired to a suite of rooms in the old West Point Hotel.

When Cozzens' new hotel was finished, Scott was royally accommodated. He had a special bed, longer than normal due to his height, with stronger springs to carry his weight. Special chairs were ordered and built for him, in the dining room, on the veranda, and wherever else the old gentleman would be, especially at the table for a game of whist in the evening.



The veranda of Cozzens Hotel

*Images of America, Highlands,
Ronnie Clark Coffey*

**Intimate Memories of Lincoln, Rufus R. Wilson, ed*

*"...every evening a party of gentlemen adjourned to the general's sitting room for their game. Being a good player, the host was usually victorious, but if he and his partner were ever beaten, Scott's ire was made manifest. One night it happened that the usual party was missing. What was to be done? The General must have his whist. There happened to be staying at the hotel a Judge who was asked to do the favor of taking the fourth hand. With some protest on his part he agreed to do it. By uniting as partners, the General and the Judge played together and were beaten --- horribly beaten. Knowing how it irritated the General to lose the game, the Judge, as he rose from the table, said in his most dignified and courtly way: 'I formerly played a fairly good game of whist, but have been out of practice so long that I am somewhat rusty. I hope that fact may be taken as an excuse for my mistakes.' Whereupon the General rose with equal dignity and retorted, 'I am glad that I have been playing with latent talent and not with a natural born fool.' "**

The early military reversals, as well as the death of the President's son Willie in February of 1862, weighed heavily on Lincoln and was evident in his demeanor. He needed desperately to meet and consult with Scott whom he trusted and could turn to as a friend as well as a brilliant tactician. Asking Scott to come to Washington, would have put too much of a burden on the old General, so Lincoln arranged for a sudden, unannounced and secret visit to West Point.

On Monday, June 23, Samuel Sloan, President of the Hudson River Railroad, who happened to be dining at Cozzens at the time, received an urgent telegram requesting a special train to run between Washington and Garrison that evening. Sloan immediately made the necessary arrangements, and also notified Scott who was dining at a restaurant in Cold Spring on the east side of the river, alerting Scott to the possibility that it was the President who would be coming to visit.

Scott's immediate reaction was alarm and anxiety that something must be terribly wrong to cause this extraordinary visit. He left the restaurant, and together he and Sloan went to the Garrison station, opposite West Point to await the arrival of this special train, which did not reach there until after three the following morning. Lincoln had left Washington at four on Monday afternoon, arrived at Jersey City at one thirty the following morning, left the Thirtieth Street depot in New York at just after two before arriving at Garrison. The party took the usual ferry across the river and was finally able to retire at Cozzens Hotel around four a.m.

Lincoln arose at eight the next morning, breakfasted and had a brief meeting with Scott, after which they visited West Point where they were shown the buildings and grounds. This was the President's first time at the Academy, and he was honored with a salute by the entire corps of cadets, after which they returned to Cozzens for lunch.

That afternoon, Lincoln was taken on a tour of the foundry in Cold Spring, where he was given a display of the guns and armaments being manufactured for the Union Army. Scott remained behind at Cozzens going over maps in order to be ready to advise the President on any questions of military tactics that might be posed.

* *Kate Field's, Washington*

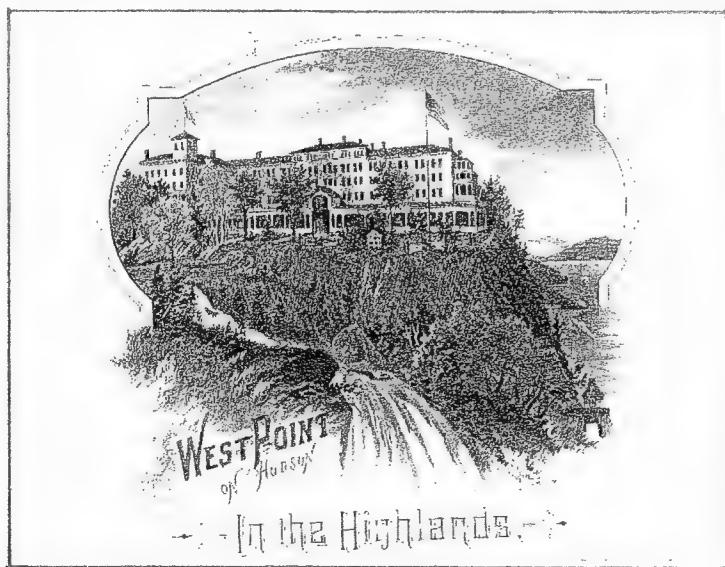
The President and his party returned to the hotel at eight, and he proceeded to have a lengthy private meeting with Scott. The subject of this meeting was not recorded, and whatever decisions were made has never come to light. At some point late in the evening, Lincoln came to the parlor of the hotel, where news reports all observed that he was in good spirits, and quite sociable, giving autographs, relating anecdotes and especially attentive to the ladies present.

Later that evening, the West Point Band played a concert outside the President's room, even though there was a heavy rain storm. The concert, which consisted of the "President's March" "Hail to the Chief", selections from "Norma", "Trovatore" and other operas, lasted until about half past one in the morning despite the rain, and though some reports stated that Lincoln enjoyed the concert very much, it has been firmly established that he actually slept through most of it, fatigued from the day's strenuous schedule.

The next morning after an early breakfast, the President and Gen. Scott were ferried across the river to Garrison, and a waiting train, which took them to New York, and the ferry to Jersey City. Scott accompanied Lincoln as far as Jersey City, and then returned to New York after the President's train left for the Capitol.

Rumors were flying after word of this special and secret trip reached the press and the public. Everything from Scott's return to command as well as a total realignment of the military leadership of the Union Army were expected. Neither happened. Scott remained in retirement at Cozzens, and General John Pope who had been called to Washington from the west was given command of a new force, called the Army of Virginia, and at the suggestion of Scott, General Henry W. Halleck would soon replace McClellan as General in Chief.

It was Scott's belief and the President concurred, that major victories in Virginia by the Union would signal the turning point of the war, and this proved to be the case. *

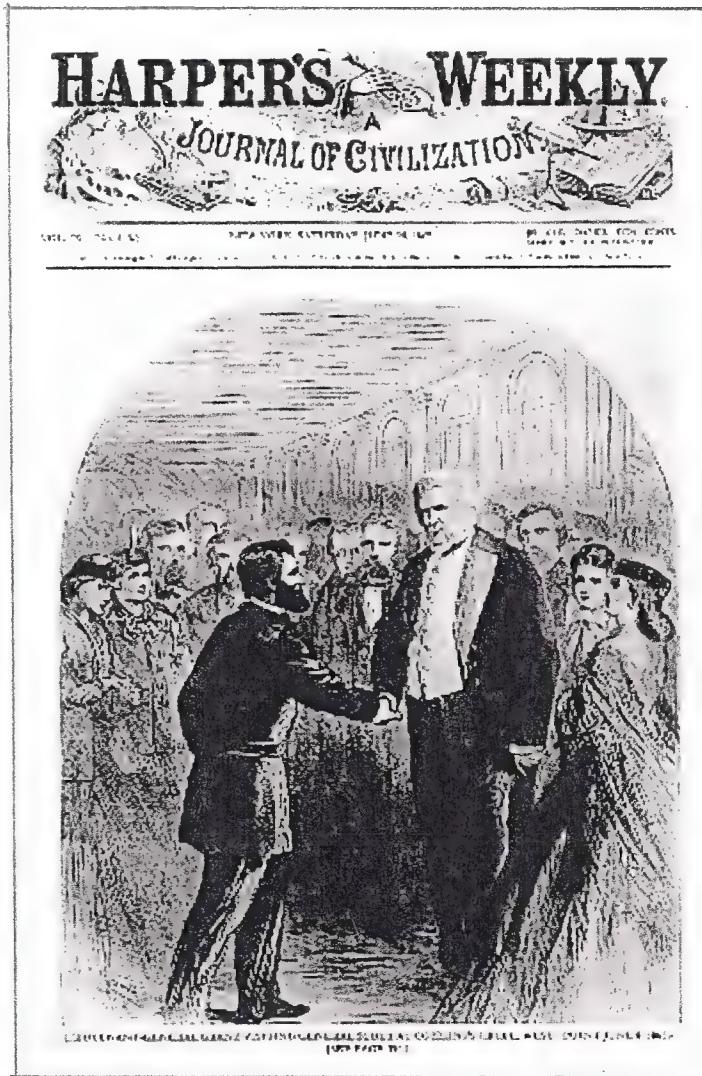


This was used to advertise the hotel when it was later owned and named for Henry Cranston, but the drawing depicts the building as built and originally named Cozzens.

**the majority of the information related here was taken from a compilation of daily chronicles of the American Civil War including the New York Herald of June 26, 1862.*

Scott and Lincoln were never to meet again. In 1865 when the Civil War finally ended, Scott got news of Lincoln's assassination in New York. He made his last true public appearance in full dress uniform to pay his respects. The final years of Scott's life were spent writing his memoir, and when the work was published in 1864 he sent a copy to Gen. Grant who was still engaged in battle in Virginia. Shortly after Lincoln was buried, Grant was making a tour of the North East, and he arranged to call at Cozzens Hotel to visit with Scott. The two greeted each other warmly and then sat down to a grand luncheon. The scene was recorded on the cover of the Harper's Weekly, of June 24, 1865.

Lieutenant General Grant Visiting General Scott At Cozzens's Hotel, West Point, June 8, 1865



After a winter in the south, Scott returned to his quarters at West Point, where his health failed rapidly and he passed away on May 30, 1866. He was buried in the West Point Cemetery along with his wife and daughter who had predeceased him.

Over time, a wide range of people were attracted to, and became guests at Cozzens. Names of the socially prominent, such as Gallatin, Brevoort, Suydam, Goelet, Stuyvesant and Mayo were often seen in the register. Cyrus Field the inventor, the Duke of Marlborough and the Prince of Wales, members of the Vanderbilt family and J. Pierpont Morgan, the Grants and

Mrs. Jefferson Davis who became a close friend of Julia Grant, General U.S. Grant's wife, proving that animosities between the north and south were not everlasting.*

W I	Cozzens' West Point Hotel					
MADEIRA WINE						
Victoria.....						
Old J. G. 1825.....						
Brahmin.....						
Sercol. Symington.....						
Quesa.....						
Hundorff.....						
Ceylon, selected by the committee of the St. Nicholas Society, 1832.....						
March & Benson.....						
Caras de Lobe Reserve, M. & B.						
St. Antonio Reserve, do,						
Adelaide, do,						
Grape Julee, do,						
Ann Symington, do,						
FRENCH RED WINE						
Hermitage 1837.....						
Latour, 1861, Barton & Guestier.....						
Chateau Margaux, 1861, do,						
Latour, 1861, do,						
Leoville.....						
La Rose.....						
St. Julien, do,						
St. Julien, do,						
St. Estephe.....						
Florian.....						
Table Charet.....						
Table Claret.....						
FRENCH STILL WINE						
Chateau Suinderat.....						
Haut Sauterne, Barton & Guestier.....						
Sauterne.....do.....						
Sauterne.....						
Chablis.....						
GERMAN WIN						
Rudelsheimer.....						
Dockheimer.....						
Geisenheimer.....						
Leibfrankisch.....						
Sparkling Moselle.....						
LIQUEURS						
Marselino.....						
Kirschbranntwein.....						
Curgat.....						
Aubette.....						
Chartreuse.....						
OLD O						
Printed at the "RECODER" office, Cold Spring.						
Carriages. \$1.50 per Hour.						

A Menu and Wine List from Cozzens' West Point Hotel. Again, pardon the French garnish.**

*The New York Times, March 19, 1876

**A Hudson Highlands Social History, Dr. Sidney Forman

CLOSURE

Sadly, William Brown Cozzens did not live to attend the funeral of his old friend Grant. Cozzens died March 23rd, 1864. N.T.Hubbard wrote the following:

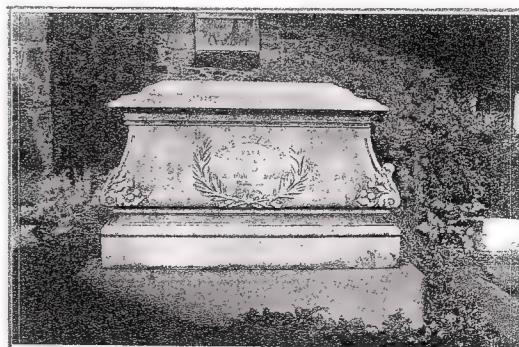
"There never was in this country a more popular landlord than Mr. William B. Cozzens. He was admired and respected throughout our whole country, for everybody knew him. His elegant hotel at West Point is a model of everything that is beautiful. His tables were loaded with every delicacy known, and possibly no hotel in the country was as much noted for its wines and liquors as his. He was particularly celebrated for his choice selection of wines and he was considered a superior judge. I never spent my time more pleasantly than at West Point. Mr. Cozzens for many years was the proprietor of the American Hotel on the corner of Broadway and Barclay Street, and his house ranked as high as any in the city.

*While at West Point, Mr Cozzens was in the habit of visiting the city twice in the week to procure for his tables the best and greatest delicacies that our markets afforded, and it was on one of these visits that he was suddenly stricken down by apoplexy and died. " **

Cozzens' grave site is just right of the entrance to the Church of the Holy Innocents in Highland Falls. His wife Jane, who died four years later is buried next to him, as is his son Edward who died in 1883. There is also a stone marking the grave of a two year old child, Leslie, whose parents I cannot find. Of his children with Jane, sons John Broome, Sylvanus Thayer, Theodore and Edward lived on. Sylvanus continued to run the Hotel with help from his brothers. Theodore regained the management of the West Point Hotel on the grounds of the Academy from 1869 to 1874, and once again there were two Cozzens Hotels serving West Point. In 1871 Adelaide, the surviving daughter, married Alexander Piper, West Point class of 1851. At the time Piper was the Principal Assistant Instructor of Artillery Tactics at the Military Academy. This was the beginning of a merger of the two families, which was to be completed by the marriage of Marie Susan, daughter of Sylvanus Thayer Cozzens, to Piper's nephew, and namesake, Alexander Ross Piper, in 1890. He had just graduated with the class of 1889 from West Point.



*Church of the Holy Innocents
Highland Falls, N.Y.*



*William Brown Cozzens
1787 - 1864*

Photos courtesy June and John Gunza

* *Autobiography of N. T. Hubbard.*

Alexander Ross' father, James Wilson Piper, a Captain in the 5th Artillery, U.S. Army died in 1876, when his son was 11 years old. Alexander was taken under the wing of his Aunt and Uncle, and spent much of his youth at Cozzens Hotel, where he and Marie Susan became acquainted. Marie, who was born in 1867, was baptised at the Church of the Holy Innocents. Alexander Ross, was born at Fort Wadsworth on Staten Island in 1865. She died in 1944, he in 1952. They are both buried in the cemetery at West Point.



Marie Susan Cozzens -- Alexander Ross Piper

During Grant's presidency, his son Fred was a cadet at West Point, and Grant was often able to get away from the capitol and spend time with his wife and young daughter in rooms at the West Point Hotel. It was while Theodore Cozzens was again managing the inn. Fred did not match his father in his academic abilities, and was hard pressed to keep up with his class to be able to graduate. Grant appeared frequently, and though anxious for his son to succeed, managed to enjoy his visits to the campus where he had been so successful.

*"The iron-clad rules of the West Point Hotel prohibited the sale of wines or liquors, but Theodore in his private room in the basement kept a choice supply for his chosen friends, and thither the President repaired when he wished to chat in comfort, perchance over a glass of wine and a cigar. Much of the time of the presidency he was a total abstainer, turning down his wine glass at table even at diplomatic dinners, but always providing the best he could buy for the guests he honored with invitations." **

The reputation that the hotel had built over the years continued to draw famous visitors. Signatures in the register included many of the elite of society, business, politics and even European royalty and aristocracy. But the costs of operating, and the fact that they were only open for the summer months and thus had limited income, made it more difficult over time for the family to continue running Cozzens.

I have tried to reconstruct the life and ownership of the hotel in the late 1860's from articles reprinted from the New York Times. There is a reference in 1878 to the management of the hotel by the Goodsell Brothers, proprietors of the United States Hotel in nearby Newburgh. It cites that they have managed the property for the past twelve years. I can only assume from this that the hotel was leased to them by the family, as the name Cozzens continued to be used.

* *The True Ulysses S. Grant*, Charles King

The first sale on March 18, 1876, at an auction held at the same United States Hotel under a judgement of foreclosure, was made to Mr. William M. Pritchard of New York for \$60,000.

The property sold consisted of the hotel buildings and forty acres of land east of the road leading from the steam-boat landing to the village of Highland Falls. Land west of the road, comprising 300 acres, was not sold, and it remained part of the estate of William B. Cozzens. The amount realized from the sale was not enough to cover the bondholders' claims. Less than a week later, a second sale was reported in the Times. This, on March 24th stated that the property had been purchased by Mrs. William H. Osborne, for \$65,000. Mrs. Osborne intended to present the hotel to the New York Hospital Association, to be devoted to the purpose of a home for convalescent patients from New York hospitals. The Osbornes were close associates, and related through marriage, to J.P. Morgan. Morgan had met his first wife, while vacationing at Cozzens with William Osborne. They both became so enamored with the area, that each bought considerable property and constructed sizable estates.

Later that same year, on October 2, at another auction, the Hotel was sold for \$70,500 to Charles Tracey "...in the interest of a New York Company, and the new owners will continue the property." The article mentioned that Osborne had bought the property earlier that year, but never obtained possession due to a defect in the title. It went on to say that the failure of Osborne pleased the residents of Highland Falls who much preferred a hotel to a convalescent home.

The final piece published on July 6, 1878, comments about the improvements to the grounds, cadet life and summer visitors to West Point. "...The gayest place in the vicinity of West Point at present is Cozzens' Hotel, now owned by Mr. Pierpont Morgan, and conducted, as it has been for the past 12 years, by the Goodsell Brothers. For this season the hotel has been renovated to a degree, frescoed, carpeted, and provided with a passenger elevator that more than doubles the capacity of the house for comfort."

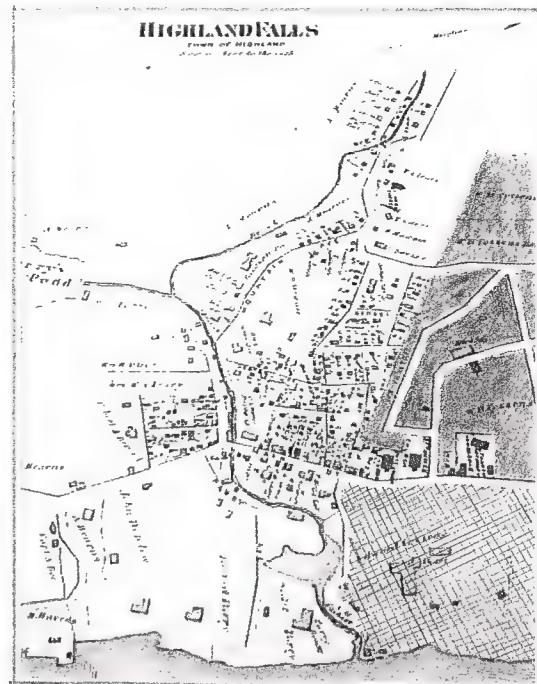
That Morgan, a close friend of Osborne, emerges as owner, tells me that there is perhaps more to the story than the Times reports. I have been unable to find other detailed reports of the next transfer of ownership, but at some point after 1880, Henry E. Cranston becomes the owner, and the name is changed to Cranston's.

The hotel continued to attract many visitors, and Cranston made considerable improvements, including enclosing the piazza with glass for the comfort of winter guests, as they now were open for the full year. This required the installation of steam heat, and gas lighting became standard throughout the building.

By the end of the century, more and more resorts were opening and attracting many of those who had made Cozzens an annual choice in their vacation plans, and eventually the owners were unable to keep operating, and in early 1898, the Times reported that the holders of a first mortgage of over \$50,000 were in the process of foreclosing, and the Tax Collector had levied the furniture for unpaid taxes. The hotel was advertised for sale in the local papers, and in

January of 1900, the entire property was sold to the Franciscan Sisters of Peekskill, N.Y, who intended to use the buildings as a school, initially for girls, and later to become Ladycliff College. The College no longer exists, and the property is now a part of West Point with the Visitors Center occupying the land that was once the Cozzens Hotel.

The adjacent map of Highland Falls indicates the Hotel and its property (as shown cross-hatched), and the western property which fell under the title of Wm. B. Cozzens Estate, (shaded area). West Point Academy is immediately to the right, or north. the Hudson River at the bottom, or east. There was an attempt by Edward, Theodore, and Sylvanus to develop the property of the estate, and sell off individual lots. A proposed plan was filed with the town. However, this was never carried out, and the land was eventually sold and the brothers moved on to other interests.



Map courtesy June and John Gunza

The old West Point Hotel continued to receive its share of guests. But despite many improvements, it proved to be inadequate and far below the standards expected for hostellries of the time. As early as 1891, the annual report of the Board of visitors recommended that the lease for the premises which was to expire in 1892, not be renewed, and "*...If authority can not be obtained to arrange for the erection of a new building without expense to the United States, we recommend that the old hotel, with all its inconveniences, discomforts and harassments, be leased...at a nominal sum, say \$1000 per annum, all of which should be used in the making of such repairs as may be required on the hotel property.*"

In 1926 the modern Thayer Hotel was opened, and the old wooden West Point Hotel was demolished. The metal lantern which originally hung at the entrance to the old hotel is still in use, and now hangs in the Thayer; The registry books of the West Point Hotel which contain the signatures of the many famous visitors, are in the collection of the West Point Library.



Photo courtesy June and John Gunza

When William Cozzens opened his new hotel in Highland Falls in 1849, he relinquished his ownership in the American Hotel. As the city expanded to the north, newer and more fashionable establishments catering to visitors to the city were erected, and the American Hotel gradually lapsed into a quasi office building, housing the operations of a multitude of small businesses. On April 8, 1866 the New York Times reported that a fire broke out in the basement of 231 Broadway which was occupied at the time by H. J. Bangs as a restaurant and dwelling. Before the blaze could be contained it had spread and the buildings at 229 and 230 Broadway, as well as 1, 2, and 3 Barclay Street, all of which had once made up the American Hotel, were destroyed. The article went on to describe the tenants whose business losses were considerable for the time.

Although there was reconstruction of the buildings, and new business ventures took up occupancy, it was never again a hotel. The site was eventually assembled, sold and demolished to make way for the magnificent Woolworth Building, conceived by Frank W. Woolworth, and designed and engineered by Cass Gilbert in 1913. This was, for a time, the tallest building in the world.

This would be a good time to indicate the life spans of William Brown Cozzens' siblings, and his children.

The children of Issachar Cozzens, b. 1754, d. 1840, and Mary Daniels, b. 1753, d. 1798: Deborah, b. 1779, d. 1804; Issachar, Jr., b. 1780, d. 1865; Peter Daniel, b. 1782, d. 1800; Mary, b. 1784, d. 1822; Frederick Smith, b. 1786, d. 1862; William Brown, b. 1787, d. 1884; Charles Feake, b. 1790, d. 1791; Christopher Godfrey, b. 1795, d. 1799; and finally Leonard, b. 1798, I have found no record of his date of death.

The children of Issachar and his second wife, Susanna Green, b. 1764, d. 1827: Susan Codman, b. 1800, d. 1863; Eleanor Feake, b. 1802, d. 1883; Peter Godfrey, b. 1805, d. 1805; and Robert, b. 1809, d. 1856.

The children of William Brown Cozzens, b. 1787, d. 1864, and Sarah Martling Wener, b. 1798, d. 1813:

Abraham Martling, b. 1811, d. 1865, and Henry Rutgers, b. 1813, died an infant.

The children of William Brown Cozzens and Jane Davidson, b. 1798, d. 1868: William B. Jr., b. 1818, d. 1847; John Broome, b. 1819, d. 1888; Sylvanus Thayer, b. 1823, d. 1889; Theodore, b. 1826, d. 1873; Mary Jane, b. 1828, d. 1868; Edward, b. 1830, d. 1883; and Adelaide, b. 1834, d. 1922.

The marriage of Adelaide, the youngest, to Alexander Piper in 1871, is an event which has great significance to the Cozzens - Piper family. Their guardianship of Alexander's nephew, also named Alexander, after the death of his father, and his introduction to the Cozzens

household, at the hotel, and thus to Marie Susan, who eventually became his wife, was the catalyst, that led to the wonderful, enormous family of today. And William Brown Cozzens, along with Leonard, Deborah, Issachar, Jr., and Sylvanus Thayer Cozzens, as well as all of the siblings, can look proudly on their descendants in this family whose American roots began to grow in the early 1700's in Newport, Rhode Island.



Jane Davidson Cozzens
1798 - 1868



William Brown Cozzens
1787 - 1864

The portraits of William Brown Cozzens and Jane Davidson Cozzens were painted by the noted American artist, Henry Inman, in 1841, and were intended for the grand opening of the Hotel. They later came into the possession of Adelaide, William's daughter and wife of Alexander Piper. They were rescued from the fire at the Park Avenue Hotel which took the life of Alexander in 1902, and now hang in the dining room of the Farm ("Peppeneghek"), in South Salem, New York, acquired by Alexander Ross Piper in 1907. Residents of the Farm currently are Susan Donnell-Fink and her husband Michael, and Fred and Jean Siefke. Susan and Fred are descendants of the Cozzens of Newport, and have graciously provided me with much of the information contained above.

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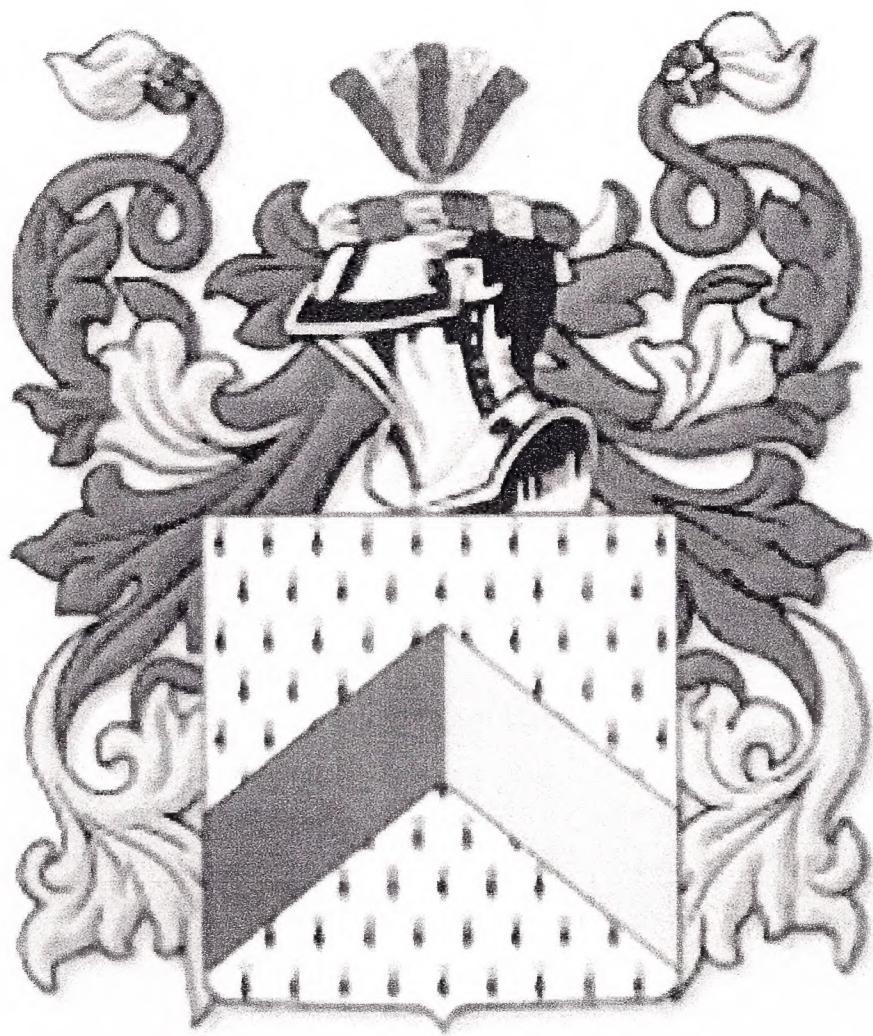
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Finally, I must apologize for what may be the largest omission from this document. A Family Tree of the full Cozzens family. Col. Piper, who had constructed trees in his zig - zag style of all of the Piper family, and was in the process of collecting the data to do the same for the Cozzens clan, somehow never got around to it.

I shall continue to research this branch of the family, and as soon as I have what I consider to be as complete a picture as may be possible from available sources, I will compose a genealogical chart showing the evolution of the Cozzens from Leonard and Margaret. My web surfing has already led me to a site in which there is a listing of 134 people named Cozzens buried in the state of Rhode Island. I hope this little study manages to create enough interest for someone to continue adding to it long after I am no longer able.

**David J. Livingston
New York
June, 2009**

The Ancient Arms of



Cozzens